

**FOX CHASE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

**October 27, 2022, at 6:00 p.m.**

**1. CALL TO ORDER**

Sue Diliberti, President, called the meeting to order at 6:00 p.m.

**BOARD MEMBERS PRESENT:** Paul Burns, Sue Diliberti, Anthony Flores, Kathleen Simons, Barbara Vanderhagen and Sandra Yosin

**BOARD MEMBERS ABSENT AND EXCUSED:** Denise Lynch

**Others Present:** Dawn Amez, AMI Management  
Don Deburghraeve, Maintenance Supervisor

**2. APPROVAL OF MINUTES**

Motion by Flores supported by Simmons, to approve the Minutes of the Board of Directors Meeting on September 22, 2022. (As corrected if necessary.)

Roll Call Vote:

Burns-abstain, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-abstain

Motion Carried

**2a. APPROVAL OF EXECUTIVE MINUTES**

Motion by Flores, supported by Simons, to approve the Minutes of the Executive Board of Directors Meeting on September 22, 2022, (as corrected if necessary).

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

**3. ADOPTION OF AGENDA (as amended)**

Motion by Simons, supported by Flores, to adopt the agenda.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

**4. REPORTS OF OFFICERS**

- A. President –** Thank you!  
Halloween Party – volunteers – 5 pm  
Clean up basement??  
Feel free to approach the Board President individually but not for special favors  
Take care of your own place (weeding and garbage in dumpsters)
- B. Vice President –** Attend meetings
- C. Treasurer -** As noted in the review of the expense and income statement.
- D. Secretary –** Halloween party

**5. Committee Reports**

- A. Delinquency Report** – Absent
- B. Pool Committee Report** – no report

**6. MANAGEMENT COMPANY REPORT**

- Trees still need to finish
- Gutters are done and shutters (working with supplier)
- On last siding for the year, quotes are in for next year
- 2 Fall clean-ups to do based on weather

**7. Financial Statement**

Motion by Burns, supported by Flores, to approve the September 2022 Financial Operation Summary.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

- 8.** Motion by Simons and supported by Vanderhagen to confirm the approval of the modification request of 37039 Brynford to remove and dispose of existing deck and replace with pavers. Pavers will be placed 1' from all sides of the fence. This will all be all at the co-owner's cost. All Association regulations will be followed. As approved by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

- 9.** Motion by Flores supported by Burns to approve the gutter cleaning/blowout of leaves and debris on all the buildings (76) by My Quality at a cost of \$3,750 per estimate #1398-1

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

- 10.** Motion by Flores supported by Vanderhagen to confirm the modification request of 37559 COB after the fact of a mailbox mounted on the brick façade.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

11. Motion by Simons supported by Burns to confirm the approval of the modification request of 37768 COB to replace 6 windows and 1 door wall. Replacements will be same style and finish as current ones. This will be all at the co-owner's cost. As approved by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

12. Motion by Simons supported by Burns to confirm the approval of the modification request of 37481 COB to replace the front and rear (patio) exterior lights. This will all be at the co-owner's cost. As approved by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

13. Motion by Vanderhagen supported by Burns to confirm the approval of the modification request of 37481 COB to replace the storm door. All Association rules (style & finish) will be observed. This will all be at the co-owner's cost. As approved by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

14. Motion by Simons supported by Vanderhagen to confirm the approval of the modification request of 37675 COB to install a handrail on the porch cap. This will all be at the co-owner's cost. As approved by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

15. Motion by Simons supported by Burns to approve the modification request of 37816 COB to have a gas fireplace insert installed on existing fireplace. Current installation covers a portion of the vent which affects the heat output causing the need to run the heat at a higher temperature to warm the room. This will be done by a licensed contractor (Fireside Hearth and Home).and will all be done all at the co-owner's cost.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

16. Motion by Vanderhagen supported by Burns to approve the modification request of 37816 COB to install a storm door at the front of the unit in a style and finish allowed by the Association. This will all be at the co-owner's cost.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

17. Motion by Simons supported by Vanderhagen to confirm the approval of the modification request of 37314 COB to install a freestanding mailbox on a post. This will be all at the co-owner's cost. As confirmed by the modification committee.

Roll Call Vote:

Burns-yes, Diliberti-yes, Flores-yes, Lynch-absent, Simons-yes, Vanderhagen-yes, Yosin-yes

Motion Carried

#### **BOARD OF DIRECTORS ACTION**

- a) Old Business – None
- b) Salting sidewalks 2023 budget – in discussion
- c) Co-owner's sign-in sheet:
  - Samantha Bahri, 37675 COB – railing approved
  - Wioletta Stachelek at 37525 COB Windows lived there 4 years
  - Miriam Dawood – 37455 COB – new gate modification under Board review
  - Janet Shalibo – 37442 COB -S painting of buildings

Next Board of Director's Meeting – December 1, 2022, at 6:00 p.m.

#### **10. ADJOURNMENT**

Meeting adjourned at 6:32 p.m.

Respectfully submitted by, Kathleen Simons, Secretary

The minutes were respectfully submitted by Paula Granowicz