

FOX CHASE CONDOMINIUM ASSOCIATION
MONTHLY MEETING
ORDER OF BUSINESS
October 22, 2025
6:30 P.M.

1. CALL TO ORDER

2. Meeting called to order at, ~~6:30~~ P.M.

3. BOARD MEMBERS PRESENT:

Sue Diliberti X Neil Pickoff X Kathleen Simons X Barbara Vanderhagen X
Sandra Yosin X Sharon LeMieux X Antoinette Johnson X

BOARD MEMBERS ABSENT:

ALSO PRESENT:

Paul Bollinger, Timmons Management Co.
Julie Berishaj, Associate Property Manager, Timmons Management Co

4. APPOINTMENT OF A VACANT BOARD POSITION

Motion by Yosin , supported by Simons , to approve the appointment of Antoinette Johnson to fill the vacancy created by Director Scavone.

Roll call vote

Pickoff X Simons X Vanderhagen X Yosin X LeMieux X Johnson X Diliberti X

5. APPROVAL OF THE BOARD MINUTES

Motion by LeMieux , supported by Pickoff , to approve the Minutes of the Board of Directors Meeting on September 27, 2025 (As corrected if necessary).

Roll call vote

Pickoff X Simons X Vanderhagen X Yosin X LeMieux X Johnson X Diliberti X

APPROVAL OF THE EXECUTIVE MINUTES

Motion by LeMieux , supported by Pickoff , to approve the Minutes of the September 27, 2025, Executive Meeting (As corrected if necessary)

Roll call vote

Pickoff X Simons X Vanderhagen X Yosin X LeMieux X Johnson X Diliberti X

ADOPTION OF THE AGENDA (as amended)

Motion by, Vanderhagen supported by, Pickoff to adopt the agenda.

Roll call vote

Pickoff X Simons X Vanderhagen X Yosin X LeMieux X Johnson X Diliberti X

8. REPORT OF OFFICER

- a. President
 - i. None
- b. Vice President
 - i. None
- c. Treasurer
 - i. The total Fixed Assets are \$588,296.10
- d. Secretary
 - i. Halloween Party is scheduled for 10/31/2025
 - ii. Christmas Party is scheduled for 12/06/2025

9. COMMITTEE REPORTS

- a. Delinquency Report
 - i. We have delinquencies totaling \$130,739.63
- b. Clubhouse Report
 - i. None

10. MANAGEMENT COMPANY REPORT – TIMMONS MANAGEMENT

11. FINANCIAL STATEMENT

Motion by __Simons__ supported by, __Yosin__ to approve the April Financial Report.

Roll call vote

Pickoff __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Johnson __X__ Diliberti __X__

12. MODIFICATION REQUEST(S)

37296 Charter Oaks Boulevard ("COB") Request approved to replace two Upper bathroom and bedroom windows.

Roll call vote

Pickoff __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Johnson __X__ Diliberti __X__

37299 COB Request approved to replace the wood deck with brick pavers.

Roll call vote

Pickoff __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Johnson __X__ Diliberti __X__

37065 Brynford Request approved to replace the door wall.

Roll call vote

Pickoff __X__ Simons __X__ Vanderhagen __X__ Yosin __X__ LeMieux __X__ Johnson __X__ Diliberti __X__

13. BOARD OF DIRECTORS ACTION

14. OLD BUSINESS

15. CO-OWNERS COMMENTS PER SIGN-IN SHEET

- A. 37296 Charter Oaks Boulevard
 - I. Trash is still not being picked up.
 - II. Rats still around the unit and trash dumpsters
- B. 37306 Charter Oaks Boulevard
 - I. Killing rats

16. NEXT BOARD OF DIRECTORS MEETING – **WEDNESDAY, December 3, 2025 @ 6:30 p.m.**

17. MEETING ADJOURNMENT _7:48_ p.m.