

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

October 24, 2024

6:30 P.M.

1. CALL TO ORDER

Sue Dilberti, President, called the meeting to order at 6:31p.m.

Board Members Present: Sue Diliberti, Barbara Vanderhagen, Sandra Yosin, Kathleen Simons, Sharon LeMeiux, Joan Scavon Neil Pickoff

Board Members Absent and Excused: none

Others Present:

Sabrina Bollinger, Timmons Management

Erika Lathan, Property Manager, Timmons Management Co.

2. APPROVAL OF THE BOARD MINUTES

Motion by **SIMONS** supported by **Yosin** to approve the minutes of the Board of Directors of October 24, 2024.

Roll call to vote:

Pickoff – yes, Diliberti – excused, Simons – yes, Yosin - yes, Vanderhagen – yes, LeMieux – yes
Motion carried.

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by **Simons**, supported by **Scavone**, to approve the Executive minutes of the Board of Directors of October 24, 2024.

Roll call to vote:

Pickoff – yes, Diliberti – yes, Simons – yes, Yosin - yes, Vanderhagen - yes, LeMieux – yes Motion carried.

4. ADOPTION OF THE AGENDA (as amended)

Motion by **Simons** supported by **Scavone** to adopt the agenda.

Roll call to vote:

Pickoff - yes, Diliberti – yes, Simons - yes, Vanderhagen - yes, Yosin – yes, LeMieux – yes Motion carried.

5. REPORT OF OFFICERS

- a. **President---** Thank you for coming out, welcomed the newly elected board members. Results of the election- Neil-89 votes Barb-80 votes Joan-69 votes Sandra-67 votes Mike-64 votes. The

clubhouse will be closed for rentals November 18th thru January 10th. The Newsletter will come out every 3 months, November is the 2nd edition. The snow policy 2025 will also be distributed next month. Commented that the grass cutting of 3" is the average height for lawncare providers. Patios are private, no one is allowed to be in your area. Contrary to the AML rules and regulations. Spoke on violations and bylaws.

- b. **Vice President** — Thank You. Encouraged all pet owners to attend pet parade and zombie dance 10/25/24 Charter Oaks pool. Commented that the annual Christmas Party is December 7, 2024, 5pm -7pm. Santa will be in attendance. Please RSVP with manager.
- c. **Treasurer** –Total Cash assets of \$840,703.87 total assets \$1,418,341.31. Spoke about cost of replacing the pool \$300,000!
- d. **Secretary** – Madame Secretary nothing to report.

6. COMMITTEE REPORTS

a. Delinquency Report

\$16,890.98 0-30 days \$20,769.33 31-60 days 61-90days \$859.00 91+days \$102,933.86

- b. **Pool Committee Report** –We are taking bids for a new pool.

7. MANAGEMENT REPORT

Maintenance: (work orders 731 work orders 724 closed, open 7)

8. FINANCIAL STATEMENTS

Motion by **SIMONS**, supported by **YOSIN** to approve September 26, 2024, Financial Operations Summaries.

Roll call to vote:

Pickoff - yes, Diliberti – yes, LeMieux - yes, Yosin - yes, Vanderhagen - yes, Simons – yes, Scavone – Yes, Motion carried.

9. Modification Request(s)

Roll call to vote:

Pickoff____, Diliberti____ LeMieux____ Yosin ____ Vanderhagen____ Simons____ Scavone____

10. BOARD OF DIRECTORS ACTION

a. Old Business

i. ADA Restroom

- b. Co-owners comments per the sign in sheet

Pamela Winkel 37388 COB commented that Brant PKC was extremely helpful with her ongoing insurance claim. Thank You.

11. Next Board of Directors meeting is December 5, 2024 @6:30p.m.

12. ADJOURNMENT:

The meeting was adjourned at 7:06pm