

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 26TH, 2023
6:30 P.M.**

1. CALL TO ORDER

Paul Burns, President, called the meeting to order at 6:32 p.m.

Board Members Present: Sue Dilibert, Barbara Vanderhagen, Sandra Yasin, Kathleen Simons,
Sharon LeMeiux

Board Members Absent and Excused: Joan Scavone

Others Present:

Paul Bollinger, Timmons Management
Stanell Bolden, Property Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by Yasin supported by Simons to approve the minutes of the Board of Directors of October 26, 2023.

Roll call to vote:

Paul Burns, Diliberti-yes, Simons-yes, Yasin-yes, Vanderhagen -yes, LeMieux-yes
Motion carried.

2a. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Simons, supported by Vanderhagen to approve the Executive minutes of the Board of Directors of October 26, 2023.

Roll call to vote:

Burns-yes Diliberti-yes, Simons-yes, Yasin-yes, Vanderhagen -yes, LeMieux-yes
Motion carried.

3. ADOPTION OF THE AGENDA (as amended)

Motion by Simons supported by Vanderhagan to adopt the agenda.

Roll call to vote:

Burns-yes, Diliberti-yes, Simons-yes, Vanderhagen -yes, Yasin-yes, LeMieux-yes
Motion carried

4. REPORT OF OFFICERS

- A **President** - Thanked every board member, and Co-owners for supporting the elected board members .
- B. **Vice President** - Dog Parade at Charter Oaks. Thanked everyone for supporting the Board this year. On Halloween there will be a pizza party.
- C. **Treasurer** - Fox Chase Bank \$25,268.23, Petty Cash \$250, Public Service CD \$238,620.68, Public Service Credit Union Fuel \$4,419.94, Huntington CD \$235,077.76, Fuel Card \$50.00, Huntington Bank Checking \$245,324.23, and Receivables \$83,516.57.
- D. **Secretary** - Thanked each Board member for their support. Christmas Party December 13, from 6-8.

5. COMMITTEE REPORTS

- A. **Delinquency Report** - \$17,345.29 30 0-30 days, \$10,269.00 60 31-60 days; \$927.00 61- 90 days; 91+ Days \$54,930.28 for a total of \$83,516.57
- B. **Pool Committee Report** - The Pool was winterized on October 3, 2023.

6. MANAGEMENT REPORT

- Maintenance: work orders issued 26, closed 8, 18 opened.

7. FINANCIAL STATEMENTS

Motion by Simons, supported by Vanderhagen to approve the October 26, 2023, Financial Operations Summaries.

Roll call to vote:

Burns - yes, Diliberti - yes, LeMieux - yes, Yasin - yes, Vanderhagen - yes, Simons - yes
Motion carried.

- 8. Motion by Vanderhagen, supported by Simons to confirm the unapproved modification request of 20300 Weybridge Dr. to replace Chinese Cherry Tree. Board approved Offer to remove. Letter sent.

Roll call to vote:

Burns - yes, Diliberti - yes, LeMieux - yes, Yasin - yes, Vanderhagen - yes, Simons - yes
Motion carried.

Motion by Vanderhagen, supported by Simons to confirm the approved modification request for 37462 Charter Oaks replacement for strom door.

Burns - yes, Diliberti - yes, LeMieux - yes, Yasin - yes, Vanderhagen - yes, Simons - yes
Motion carried.

Motion by Vanderhagen, supported by Simons to confirm the approved modification request for 37062 Branford replacement to replace Strom Door and Entry Door.

Roll call to vote:

Burns - yes, Diliberti - yes, LeMieux - yes, Yasin - yes, Vanderhagen - yes, Simons - yes
Motion carried.

Motion by Vanderhagen, supported by Simons to confirm the approved modification request for 37792 Weybridge replacement to replace all windows in home.

Roll call to vote:

Bums -yes, Diliberti -yes, LeMieux -yes, Yasin -yes, Vanderhagen -yes, Simons -yes

Motion carried.

Motion by Diliberti, supported by LeMieux to confirm the approved modification request for 37426 Charter Oaks replacement to replace all windows and doors wall up and down.

Roll call to vote:

Bums -yes, Diliberti -yes, LeMieux -yes, Yasin -yes, Vanderhagen -yes, Simons -yes

Motion carried.

8. BOARD OF DIRECTORS ACTION

A. Old Business

B. Co-owners comments per the sign insheet (Mrs., Deburghgraeve is not on the deed as a co-owner . Therefore, was unable speak so her husband Mr. Don Deburghgraeve spoke in her place He began stating about AMI financials and the By-laws about the approved number of board members being nine (9). The By-laws were changed to seven (7).

C. Next Board of Directors meeting is December 7, 2023.

9. ADJOURNMENT :

The meeting was adjourned at 6:54 p.m.