

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 26, 2024
6:30 P.M.**

1. CALL TO ORDER

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

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

Board Members Absent and Excused: none

Others Present:

Paul Bollinger, Timmons Management
Erika Lathan, Regional Property

2. APPROVAL OF THE BOARD MINUTES

Motion by **SIMONS** supported by **LeMieux** to approve the minutes of the Board of Directors of August 22, 2024.

Roll call to vote:

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

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by **Yosin**, supported by **Scavone**, to approve the Executive minutes of the Board of Directors of August 22, 2024.

Roll call to vote:

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

4. ADOPTION OF THE AGENDA (as amended)

Motion by **VANDERHAGEN** supported by **LeMieux** to adopt the agenda.

Roll call to vote:

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

5. REPORT OF OFFICERS

- a. **President** – Thank you for attending. Spoke about Pool Problems and early closing due to water quality and leak. Announced the 2025 Board Election packets are going out. Welcomed Alan Snyder, the new Maintenance Tech.
- b. **Vice President** — Spoke about Senior Assistance program available (Interfaith 586-757-5551)
- c. **Treasurer** –Total Cash assets of \$982,941.88 total assets \$1,184,817 Spoke about Water Costs for operating the Pool June (\$3900) July (\$4000) additional pool maintenance costs.
- d. **Secretary** – Madam Secretary spoke about the Newsletter (Thank You) to all the volunteers. commented on our financial position has improved since 2022.

6. COMMITTEE REPORTS

a. Delinquency Report

\$6 712.00 0 - 30 days, \$11,583.59. 31 - 60 days; \$918.00 61 - 90 days; 91+ Days \$73,925.94 for a total of \$93,139.53

b. Pool Committee Report –Closed for the Season.

7. MANAGEMENT REPORT

Maintenance: (work order issued 584 closed 565) 19 open

8. FINANCIAL STATEMENTS

Motion by **SIMONS**, supported by **YOSIN** to approve the August 22, 2024, Financial Operations Summaries.

Roll call to vote:

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

9. Modification Request(s)

Roll call to vote:

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

10. BOARD OF DIRECTORS ACTION

a. Old Business

i. None

b. Co-owners comments per the sign in sheet

- i. **Susan Morgan 37322 COB commented on the pool closing and would like more communication when issues arise.**
- ii. **Jared Young 37461 COB would like his June late fee waived he didn't receive notice.**
- iii. **Craig Antoun 37332 COB commented that he is looking forward to the tree trimmers arrival 9/24. He also put in a work order for 37732 gutter downspout repairs.**
- iv. **Michelle Ewald commented that she was appreciative of the new parking spot lines. She also spoke about pending contracts.**

- v. **Denise Lynch 37261 COB inquired about new maintenance technician's qualifications. She also inquired about the timeline of the election, as well as the bylaws for proper signage.**

11. Next Board of Directors meeting is October 24, 2024

12. ADJOURNMENT:

The meeting was adjourned at 8:31 p.m.