

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 25, 2024
6:31 P.M.**

1. CALL TO ORDER

Paul Burns, President, called the meeting to order at 6:31 p.m.

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

Board Members Absent and Excused:

Others Present:

Paul Bollinger, Timmons Management
Stanell Bolden, Property Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by Simons supported by LeMeiux to approve the minutes of the Board of Directors of March 28, 2024.

Roll call to vote:

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

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by Yosin, supported by LeMieux, to approve the Executive minutes of the Board of Directors of March 28, 2024.

Roll call to vote:

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

4. ADOPTION OF THE AGENDA (as amended)

Motion by Vanderhagen supported by Simons 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** – Thanked every board member, and Co-owners for supporting the elected board members and thanked everyone for coming out. Bingo Night was a success planning on having bingo night maybe after pool closing. Pool ID's will be as scheduled see notice that was sent out per time and dates.
- b. **Vice President** – Thanked everyone for supporting the Board this year. Madam Vice President stated that she went to three High Schools in the area and left information about the opening of the pool that Fox Chase is looking to hire Lifeguards for this season. Also adding If anyone wants to attend the Memorial Service for Marcy Rolfe will be held at Macomb Christian Church on Friday April 26, 2024, service starting at 11:00 am 13845 22 Mile Road phone number if needed (586)247-4314. Thank You.
- c. **Treasurer** – Fox Chase Bank \$242,860.50., Petty Cash \$500, Fox Chase Comerica 25,831.32 Public Service CD \$238,620.68, Public Service Credit Union Fuel \$4,426.46, Huntington CD \$246,108.79 Fuel Card \$50.00, Huntington Bank Checking \$250,337.65, and Receivables \$1,800,735.40.
- d. **Secretary** –Madam Secretary had nothing to add at this time.

6. COMMITTEE REPORTS

a. Delinquency Report

\$11,341.72 0-30 days, \$14,341.52 31-60 days; 11,997.54- 90 days; 91+ Days \$64,434.93 for a total of \$102,585.71

b. Pool Committee Report

Looking for pool staff. Placed information in local High Schools in the local area. The pool will start getting prepped for opening 3 weeks before Memorial Day May 27, 2024. Fox Chase Annual Memorial Day Pool Party will start after 1:00pm Memorial Day.

7. MANAGEMENT REPORT

Maintenance: (work orders issued 47) (closed 46,) (1 opened.)

8. FINANCIAL STATEMENTS

Motion by Simons, supported by Lemieux to approve the April 25, 2024, Financial Operations Summaries.

Roll call to vote:

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

9. Modification Request(s)

- a. Motion by Simons, supported by Vanderhagen to confirm the approved modification 37378 COB replacing patio fence. 37056 Brynford temporary disability ramp.

Roll call to vote:

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

10. BOARD OF DIRECTORS ACTION

- a. Old Business**
 - i.** Revised club house rules
 - ii.** Hiring clubhouse director
 - iii.** Seasonal grounds keeper
 - iv.** Pool repairs
- b. Co-owners comments per the sign in sheet**
 - i.** Jennifer Aubin 37296 COB is asking about the potholes in Court H?
 - ii.** Pam Winkel 37388 is requesting copies of Homeowners insurance due to water supply line busting in up stairs bathroom. Ms. Winkel also is requesting if the Management company can give her information about her claim and when someone will be out to clean and repair the damage to the home.
 - iii.** Denise Lynch 37261 is asking will there be any mulch and dirt this year for the Co-Owners.

11. Next Board of Directors meeting is May 23,2024.

12. ADJOURNMENT:

The meeting was adjourned at 7:02 p.m.