

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 25,2024
6:30 P.M.**

1. CALL TO ORDER

Paul Burns, President, called the meeting to order at 6:31 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 **YOSIN** to approve the minutes of the Board of Directors of June 27, 2024.

Roll call to vote:

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

3. APPROVAL OF THE EXECUTIVE MINUTES

Motion by **Yosin**, supported by **Simons**, to approve the Executive minutes of the Board of Directors of June 27, 2024

Roll call to vote:

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

5. REPORT OF OFFICERS

- a. **President** – Spoke about the upcoming Siding and Cement projects and thanked everyone for their patience with the pool issues. Announcement of Mohammed leaving, and Timmons is in the process of testing new candidate for Maintenance Tech.
- b. **Vice President** — Spoke about the pool expenses are rising and a replacement will cost approximately \$300,000
- c. **Treasurer** – Total Cash assets of \$964,939.00 Total Assets \$1,163,949.02
- d. **Secretary** – Madam Secretary had nothing to add at this time.

6. COMMITTEE REPORTS

- a. **Delinquency Report**
\$18,241.00 0 - 30 days, \$15,422.29 31 - 60 days; \$11,490.08 61 - 90 days; 91+ Days
\$77,659.90 for a total of \$122,813.27
- b. **Pool Committee Report** – None

7. MANAGEMENT REPORT

Maintenance: (work orders issued 150) (closed 132) (18 opened.)

8. FINANCIAL STATEMENTS

Motion by **SIMONS**, supported by **YOSIN** to approve the May 31, 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)

20310 Weybridge adding a railing

Roll call to vote:

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

37283 COB wanted to add an electrical outlet to charge his diesel truck

Roll call to vote:

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

37602 COB install a rectangle gazebo hard top on patio.

Roll call to vote:

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

37111 Brynford wanted to install a Ring camera and floodlight.

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.** Cynthia Kaltenbach of 37453 commented on communication and newsletter reinstatement
- ii.** Jared Young 37461 commented on late fees owed said the coupons state 8/15 wants fees waived.
- iii.** Antoinette Johnson 37482 COB commented that we need to have a higher fine for trash. She would also like more communication with the property (Newsletter/ emails).
- iv.** Craig Antoun 37332 COB commented that he has a tree that needs to be trimmed
- v.** Charley Jackson 37283 COB asked for permission to install a plug to his diesel truck up in the winter months.

11. Next Board of Directors meeting is September 26, 2024.

12. ADJOURNMENT:

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