

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 27, 2024
6:31 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: Sue Dilbert

Others Present:

Paul Bollinger, Timmons Management
Stanell Bolden, Property Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by **SIMONS** supported by **YOSIN** to approve the minutes of the Board of Directors of May 23, 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 **SCAVONE**, supported by **YOSIN**, to approve the Executive minutes of the Board of Directors of May 23, 2024.

Roll call to vote:

Burns – yeas, Diliberti – excused, 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** – Discussed the challenges of getting the pool opened this year due to the condition of the pool when we opened it. Announced and encouraged all owners to come and participate in the Annual Pool Party.
- b. **Vice President** — Given the pool's current condition, we anticipate investing \$200,000 +/- in it for the 2025 Budget.
- c. **Treasurer** – Commented on the false information posted on Facebook and encouraged owners to come to the meeting for the correct information.
- d. **Secretary** – Discussed numerous budget items from prior years to the current. Additionally, she discussed the association's improved cash position from prior years to the present.

6. COMMITTEE REPORTS

- a. **Delinquency Report**
\$19,722.00 0 - 30 days, \$15,709.04 31 - 60 days; \$11,011.58 61 - 90 days; \$55,705.92 91+ Days for a total of \$102,148.54
- b. **Pool Committee Report**
The pool is open from 1:00 p.m. to 8:00 p.m. depending on the weather conditions.

7. MANAGEMENT REPORT

Maintenance: (work orders issued 178) (closed 158,) (20 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)

- a. Motion by **VANDERHAGEN**, supported by **SIMONS** to confirm the approved modification 37613 COB to install a ring doorbell.

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 the lack of communication about the status of the pool opening. Additionally, she commented that the lawn care company did not blow off options after they cut the grass.
- ii. Jill Robinson of 37029 Requested permission to host a fair for animal rescue.
- iii. Denise Seibel of 37752 left before the co-owner comments.
- iv. Jennifer St. Aubin of 37296 requested an update on the drain in front of her unit.
- v. James Spencer of 37475 requested that the ledger and legal expenses be examined, as well as the AMI ledger.
- vi. Denise Lynch of 37261 asked if the Board would return to a routine newsletter. Additionally, she comments that the cameras were not an upgrade.
- vii. Jill Robinson of 37029 commented on the due date in the coupon book and the application of late fees.
- viii. Shanae Turner of 37596 requested that his late fees be removed from his account.
- ix. Donna Salabery of 37537 inquired about the trees being trimmed.

11. Next Board of Directors meeting is June 25, 2024.

12. ADJOURNMENT:

The meeting was adjourned at 7:39 p.m.

