

**FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 28, 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 Scavone

Board Members Absent and Excused:

Others Present:

Sabrina Bollinger, Timmons Management
Stanell Bolden, Property Manager

2. APPROVAL OF THE BOARD MINUTES

Motion by Dilibert supported by Yosin to approve the minutes of the Board of Directors of February 22, 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 Diliberti, supported by LeMieux, to approve the Executive minutes of the Board of Directors of February 22, 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 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** – 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 on April 12, 2024. Also letting Co-Owners know starting April 27, 2024 will be the start of the property walk through starting the next phase of repairs for the year 2024.
- 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 try to limit your time in the Club House while conducting your business with the Community Manager. Madam president also thanked the staff for the good job they have been doing since the time of hire.
- C. **Treasurer** – Fox Chase Bank \$250,921.25., Petty Cash \$500, Fox Chase Comerica 25,735.20 Public Service CD \$238,620.68, Public Service Credit Union Fuel \$4,426.46, Huntington CD \$245,135.76, Fuel Card \$50.00, Huntington Bank Checking \$248,917.42, and Receivables \$100,946.89.
- D. **Secretary** – Thanked each Board member for their support. Adding that bingo will be April 12, 2024, doors open at 6.00pm all is welcome. Madam Secretary also thanked the Maintenance staff and Management for the work performance and dedication of keeping the community curb appeal in good standing.

6. COMMITTEE REPORTS

- A. **Delinquency Report** - \$20,433.63 0-30 days, \$9,128.50 31-60 days; 8,117.84 61- 90 days; 91+ Days \$60,266.92 for a total of \$100,946.89

B. **Pool Committee Report-** Looking for pool staff. Placed information in local High Schools in the local area.

7. MANAGEMENT REPORT

- Maintenance: (work orders issued 51) (closed 47,) (4 opened.)

8. FINANCIAL STATEMENTS

Motion by Simons, supported by Diliberti to approve the February 2024, Financial Operations Summaries.

Roll call to vote:

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

Modification Request(s)

9. Motion by Diliberti, supported by Simons to confirm the approved modification Georgy Thompson 37511 Brynford request for replacing 2 Door walls replaced by Wallside Windows.

Roll call to vote:

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

8. BOARD OF DIRECTORS ACTION

- A.** Old Business 1. (Revised club house rules)
 - 2. (Hiring clubhouse director)
 - 3.(Seasonal grounds keeper)
 - 4.(Pool repairs)

B. Co-owners comments per the sign in sheet (Debra Morris 37419 COB was asking if she could leave her planting pots on her front porch because it's getting harder for her to clean her yard due to her mobility Ms. Morris also stated there are somethings she can do and there are some other things she won't do when it comes to cleaning the area of home due to her health and mobility asking for help from maintenance when ready to remove debris in the yard and patio area also Ms. Morriss was inquiring about grass like golf course grass to replace dead grass. Carol Flores 37267 COB Ms. Flores stated that her car was hit during the heavy snow fall by Mohammad the maintenance staff the incident did involve her left side car rear view mirror on the day of 3/22/24 the weather conditions was wet and snowing nonstop the snow was coming down very hard and fast visibility was limited due to the hash winds and heavy snow. I did explain too Ms. Flores that this was an accident and Mohammed did apologize to Ms. Flores later that day an accident report was created for Ms. Flores for the repairs to her vehicle. Pam Winkel 37388 is requesting copies of Homeowners insurance due to water supply line busting in up stairs bathroom. It was stated by her insurance adjuster that her deductible is over 10,000.00. She wanted to know if this was correct and if not, how can she get a copy of the insurance to show the actual deductible amount. Ms. Winkel stated that the deductible is high, and she wanted to make sure that the quote from her insurance adjuster was correct. Janet Piscopo 37361 wanted to say Thank You too Mohammed for the curb appeal of the property.

C. Next Board of Directors meeting is April 25,2024.

9. ADJOURNMENT:

The meeting was adjourned at 7:04 p.m.