

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
May 16, 2016

Board Meeting

- I. Call to Order: 7:28 p.m.  
A previously schedule 7:00 p.m. closed door meeting was cancelled as the participants rescheduled for May 23, 2016 for a 7:00 closed door meeting at the 10 Longstream, Rockland Run office.
- II. Quorum established: Bob Allen, Naum Gilkis, Yefim Kopelnik, Tom Teglassy and Marija Freeman absent  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 4  
Minutes taken by Diana Evans, Assistant Secretary
- III. Meeting Agenda – Approved (Bob Allen, Naum Gilkis)
- IV. Approval of March 21, 2016 Meeting’s Minutes  
Approved – (Naum Gilkis, Bob Allen, Yefim Kopelnik)
- V. Resident’s Forum
  - Diana Evans, acting Assistant Secretary, asked if Marija Freeman would be continuing as Secretary for the board. Naum Gilkis, President of the Board, announced that Marija had resigned.
  - Karen Henry, 10 Longstream, #202, reported that the paint on the outside gutters was peeling. She also inquired about painting of the balcony railing.
  - Karen Henry also asked if the Board was responsible for cleaning of the outside cathedral windows. The Board said that the unit owners were responsible for cleaning the windows and that she could hire a company to perform that task.
  - Caryn Green indicated that her request to receive copies of invoices for approximately 3 months (November, December and January) had been met. She had several questions concerning the invoices
    - Silver Cleaning Service is paid \$1,867 per month to perform common area cleaning services, which includes vacuuming carpets. Why did Rockland Run receive an invoice for \$2,520 for wet cleaning of the carpets?
    - What does COUR stand for and why did we pay an invoice for \$82.70. Ben reviewed the invoice and indicated that it was for his time at a court hearing.
    - How are hourly or project prices established?
    - Is Oleski, the current maintenance go to person, a licensed contractor?
    - Why are we paying Oleski \$40 per hour on average to perform the tasks he performs and why is he doing some jobs that specifically trained providers do.
    - Is Oleski he qualified to perform some of those tasks.
    - A unit owner from 1811 Snow Meadow has noticed poison ivy growing near the pool area. The Board said it would ask the current landscape company to do an eradication process on the poison ivy.

Rockland Run: [rocklandruncondos.com](http://rocklandruncondos.com)

Metropolis email: [community@wearemetropolis.com](mailto:community@wearemetropolis.com) Smart phone: [www.m.rocklandruncondos.com](http://www.m.rocklandruncondos.com)

- The Board indicated that it would research how much Oleski has been paid for a one year period, minus materials purchased for projects. They will also consider the idea of hiring a full time maintenance person who will be paid \$20 or so per hour to perform maintenance work.

#### VI. Treasurer's Report

Naum Gilkis indicated that Rockland Run has \$52,000 in the operating account; \$263,000 in the Reserve Account; \$187,000 in delinquencies.

#### VII. Action Items:

- A. Roof Leak 1801/1803 Snow Meadow Lane  
5 bids have been received for consideration. Bob Allen and Naum Gilkis will review.
- B. Chimney Inspection  
A Step in Time has submitted a proposal: \$49 to examine and \$79 to clean for common areas. Individual unit owners can use the same company and receive the same pricing.
- C. Greengate Sign Complaint  
Greengate has indicated that a sign, close to their community, should be removed as it states that parking on Autumn Frost Lane is only allowed for Rockland Run residents. The sign is on property owned by Greengate and they would like to sign removed. Diana Evans stated she would look into the placement of the sign and report back to Ben Colbert.
- D. Noise Complaint 1803 Snow Meadow –  
A unit owner has indicated that the unit above is excessively noisy and has contacted the police. Ben Colbert will send a letter to the unit owners and remind them that they are to have 70% of the flooring covered by carpet and would they verify that they are in compliance and would they be more noise conscious.
- E. Balcony Inspection 1801/1803 Snow Meadow Lane  
Unit owners are noticing loose nails and problems with their balconies. The Board would like to meet with unit owners to examine problems to enable them to get appropriate bids for needed work. . They need to arrange times to visit units.
- F. Dryer Vents  
Board will check into having the vents cleaned.
- G. Fire Door Repair  
Problems are being noticed with the work done on the Fire Escape Towers (Smoke Towers). Leaks affecting the newly installed drywall have been noticed and are being repaired; also examining for any additional problems.
- H. Flood Light Repair  
1809 Snow Meadow – Naum Gilkis indicated that the light has been repaired.
- I. Gutter Maintenance  
The gutters are cleaned twice a year – fall and spring. The Board will schedule a spring cleaning.
- J. Handicapped Parking – 11 Wind Blown Court  
The handicap parking sign has been removed. The unit owners needing the designated spot would like it returned to a difference spot as the original spot was in an area where water pooled. The Board is going to request documentation verifying the need for a handicap parking spot and will act upon receipt of documentation. A motion was made: Bob Allen and Diana Evans approved; Naum Gilkis against.
- K. Heater Repair, 1801 Snow Meadow Lane Hallway  
Bids will be requested to repair the temperature gauge in the unit to bring it up to Fire Code. A motion was made and approved by Bob Allen, Diana Evans and Naum Gilkis.

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- L. Leak – 11 Wind Blown Court  
Naum Gilkis indicated that the leak has been fixed.
- M. Leak – 9 Wind Blown Court #102  
Naum Gilkis stated that no leaks were found and there has been no repeat reported.
- N. Plumbing/Common Area  
Jetting of pipes was performed last year. The Board has decided to do this every other year and will not have it done this year.
- O. Pool Opening  
Ben Colbert indicated that a notice is being mailed out to unit owners with pool opening date and what to do if passes or needed. He will also create a notice to be posted on the bulletin boards.
- P. Satellite Dish – 11 Wind Blown Court  
Is the satellite dish mounted on the building; Diana will check location of dish.
- Q. Tree Removal – 5 Suntop Court  
A request was made to remove the tree as a unit owner was having an allergic reaction. The Board voted no to the removal

The next Board Meeting is scheduled for July 18, 2016 at 7:00 p.m.

VIII. Adjournment: 8:50 p.m.