

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
September 25, 2017

Board Meeting

- I. Call to Order: 7:00 p.m.

- II. Quorum established:
Bob Allen, Diana Evans, Mikhail Fridman, Naum Gilkis, Yefim Kopelnik
Ben Colbert, Metropolis Management
Unit Owners in attendance: 2

- III. Meeting Agenda – Approved
(Motion made by Diana Evans/seconded by Bob Allen)

- IV. June 26, 2017 Minutes Approved
(Bob Allen/seconded by Naum Gilkis)

- V. President's/Treasurer/s Reports
No President's Report
As of July 31, 2017: Operating Account - \$ 27,071.47
Reserve Account - \$408,293.54
Delinquent Condo Fees - \$189,121.77
*Diana Evans asked Metropolis to provide the missing BB&T pages from the August 2017 financial pack; Ben Colbert indicated that as soon as he received the pages he would forward them on to the Board.

- VI. Residents ' Forum
 - A Unit Owner at 1802 Snow Meadow #101 asked about balcony repairs indicating that he noticed dry rotted wood; Naum indicated that he would look at it.
 - The Unit Owner at 1802 Snow Meadow also asked about the process for having replacement windows installed; Ben Colbert told him that he could request a form needed to make the request and he should submit it with his proposed window replacement plan;
 - The issue of the cleaning service was once again brought up; the hallways are dirty, the entry area windows are dirty and the light fixtures are dirty and filled with insects; Diana indicated that she would call Silver Cleaning Service about the dirty windows and hallways; however, Silver Cleaning's contract does not cover the light fixtures. She will send in a work request to have all light fixtures in all buildings to be cleaned.

VII. Management Report/Action Items

- A. **2018 Draft Budget** (131599)
At the previous board meeting Naum Gilkis indicated that he would like to keep the budget the same; Bob Allen and Mikhail Fridman agreed. Diana Evans indicated that a budget meeting should be held to go over the existing budget for updates as some categories may need to change. At the September 25th meeting Diana once again indicated that the budget amount could remain the same and that categories should be updated and presented a working budget to Ben Colbert indicating her suggested changes;
- B. **Window Air Conditioner** 1805 Snow Meadow Lane #101 (284764) Contrary to Rockland Run Bylaws, a window air conditioner has been installed in window of the bedroom at the front of 1805 Snow Meadow; it is prohibited by the Rockland Run Bylaws.
A letter was to be sent by Metropolis to the unit owner. The window air conditioner has been removed and replaced several times; at present it is out of the window.
- C. **Annual Meeting** (131194)
The Annual Meeting will be held on November 20th. A draft letter calling for Candidates and a copy of the Rockland Run Bylaw Rules were reviewed and okayed for mailing;
- D. **Dog Station Bags** (286122)
Complaints that the dog stations are out of bags have been reported; Naum indicated that he would place an order for replacement bags;
- E. **Landscaping Proposal** (131496)
The contract for landscaping, Scott's Lawn Maintenance Inc., has been presented for approval for the 2018 season. A motion was made to approve – Naum, Bob, Mikhail, Yefim voted yes; Diana voted not;
- F. **Leak Concern 7 Suntop** 101/T1 (285505)
Rockland Run has been unable to enter the unit to investigate; the owner works until 6:00 p.m. and it has been suggested that Naum call the unit owner to set up a date and time to allow an onsite investigate;
- G. **Leak Issue 1 Suntop T-1** (282209)
It has been requested that Naum send a written estimate for the \$100 cost Naum mentioned to the unit owner; Bob Allen will look at the site and create a written estimate to present to the unit owner;
- H. **Mildew Issue 1801 Snow Meadow** (284893)
A green mildew has been appearing on several buildings; a request has been made to power wash the buildings; Metropolis will seek bids for power washing all buildings that have this buildup;

- I. **Noise Concern 1805 Snow Meadow #101 (284939)**
A letter was sent to the resident concerning the noise issue; at present the volume has been lowered;
- J. **Resident Concern – Bats 10 Long Stream #202 (284878)**
Mid Atlantic Wildlife Control investigated the issue. No bats were found, however, they found Rake trim open on the sides of the building and must be sealed with other proposed work to seal of means of entry for bats and squirrels; Mid Atlantic Wildlife Control presented a proposal for \$3,845 to do this work. Metropolis is to seek other estimates for this work;
- K. **Snow Removal Proposal (143238)**
The contract for snow removal, Scott’s Lawn Maintenance Inc., has been presented for approval for the 2017/2018 snow season. Diana asked that the proposal be amended to have Scott’s Landscaping clear/shovel all sidewalk, and step areas leading to each building; Metropolis said it would seek to amend the proposal;
- L. **Tennis Court Repairs (284214)**
The issue of repairs to the tennis court has been tabled until the Spring.

VIII. **Information Items:**

- 1. 2014/2015 Tax Returns/Audit (135352)
Charter information has been renewed; Metropolis is seeking a new auditor as the current company is in current distress;
- 2. Board Meeting Date (133999)
Next meeting will be November 20, 2017
- 3. Bulk Item 3 Suntop (285573)
Items were removed;
- 4. Dead Tree 6 Long Stream (285245)
Large pine tree was cut down;
- 5. Fire Escape Repairs (131149)
A long list of repairs have been corrected per the Fire Marshal’s list of infractions including electrical work; Per Naum, all the work was completed.
- 6. Light Concern – 7 Suntop Interior Light (284217)
Light is still flickering; is someone going to look at it?
- 7. Tyco Work (133076) 1801/1803 Snow Meadow Lane (133076)
Completion of the setup of the fire safety equipment in 1801/1803 has been delayed as one unit owner has not allowed access to install needed equipment; a citation was sent regarding this safety issue and the Fire Marshal has indicated that a \$200 a day fine could be issued if this work is not completed in a timely manner. The unit owner has not complied to date.
- 8. Window Violation 1805 Snow Meadow (283952) – Venetian blinds installed.

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Meeting adjourned at 7:25 p.m. and went into Executive Session

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