

Rockland Run Condominium
Board of Directors Meeting
April 27, 2015

I. Call to order

II. Quorum established: Ivan Sadykov, Naum Gilkis, Robert Allen, Thomas Teglassy, Ben Colbert, Metropolis Management

III. Agenda for April 27, 2015 meeting approved

IV. Minutes for March 2015 meeting approved

V. Residents' forum

One owner complained about the length of some resident's comments and questions and suggested a time limit be set for each resident having comments or questions

One owner asked why the maintenance shack is pink, and if the graffiti on the I83 interstate side of the fence has been painted over

One owner complained about an abandoned car on Suntop Ct.

Owners in 6 Longstream Ct. who had a plumbing incident late at night complained that a board member showed up with a plumber, and when the board member was asked to wait outside while the plumber evaluated the situation, the board member refused and entered anyway. Owner asked that a formal complaint be entered in meeting minutes. Also there is a dispute over this owner's dues status. Ben Colbert of Metropolis Management agreed to meet with the owners after the meeting and try to settle the differences over the balance of the dues that are in arrears

VI. President's/Treasurer's Report

No money was moved into reserve account in March due to the additional costs of the gas repair leak on Snow Meadow Ln. Treasurer recommends moving \$1600 in April and \$1600 in May. Total amount in reserves as of April's meeting is \$97,000.

VII. Action Items:

Pool Contract- American Pool has been selected as the pool service company. American Pool has serviced the pool and made a list recommended repairs. The Board is to review and approve the suggested repairs.

Structural Concern- 1804 Snow Meadow Ln. Owner claims the wall that connects the utility closet to the bedroom wall has become detached. Naum Gilkis inspected and found nothing wrong. Owner had engineer's report sent to the Board. Board will review again and repair as needed and let homeowner know.

Balcony Repair- 10 Longstream Ct. #101. Owner below in #T-1 is concerned that there is only plywood flooring on the balcony above him. Metropolis reviewed By-Laws and there is nothing

specific in regards to flooring. Ivan Sadykov will inspect the flooring and make recommendations.

Bathroom Leak- 13 Suntop Ct. #T-2., reported water in the bathroom. Repair has been completed.

Car Broken into- Owner in 11 Windblown Ct. reported that his car was broken into but nothing was stolen. Metropolis will add something in the Pool memo advising residents to lock their cars and not keep valuables within sight.

Flowers- Owners complained the landscape company Lawn Designers blew over daffodils, took lunch while gathering leaves, and did not cut around tennis courts. Flowers will be installed on or around May 15.

Landscaping Contract- The Board is pleased with the work done so far by the new landscape company Lawn Designers.

Phone Line- Metropolis has been working with Verizon in order to provide a MiFi for Mr. Gilkis, and the Board has approved the purchase the phone.

Resident Concern- Complaint from owner in 10 Longstream Ct. regarding the flower beds in front of her unit as well as possible mold behind the walls of her unit due to a leak from the unit above. The Board will inspect and address the property concerns.

Smoking Issues: Metropolis received a complaint from an owner in 1802 Snow Meadow Ln. about the smell of smoke coming from unit #202. Metropolis will send a letter to the owner in #202 advising them of their neighbors' concern and dissatisfaction.

Structural Concern- 11 Suntop Ct. #301 regarding possible structural damage. Mr. Gilkis arranged a contractor to inspect the unit. Board will not affect repairs, states homeowner caused the differences, not the Association.

Tax Returns: The 2014 tax returns need to be completed. Toal will do the taxes. Board needs to get proposal.

Unit Concern- 11 Windblown Ct. #202. Reports of excessive noise and foul odor coming from that unit. Metropolis has issued a letter to the owner to advise of these concerns.

Residents Concern- Silver Hyundai on Suntop Ct.- MD3AS1063. Apparently abandoned near dumpster. Board member will place notice of violation on vehicle.

The Board then went into Executive Session at 8:30 pm.