

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
March 23, 2015

- I. Call to order
- II. Quorum established: Naum Gilkis, Ivan Sadykov, Thomas Deglassy, Robert Allen
- III. Agenda for meeting approved.
- IV. Approval of previous meeting's minutes.
- V. Residents' forum: 4 residents present
 - A. Board was asked if Verizon has any plans on coming to the development.
 - B. Pikesville Tree Company dropped tree limbs and debris behind a building.
 - C. Change to the January minutes: Diana meant to say she would not take the minutes because the Secretary is the official minutes taker of the meetings.
 - D. Owner of 5 Windblown Ct. T-2 disputes details of reported water leak. Advised Advanced Plumbing will inspect the leak.
 - E. Add Insurance certificate, Asbestos document, By-Laws et al on the website.
- VI. Treasurer's report:

Treasurer reports \$136,000 is in reserves and \$59,000 in operating account.
- VII. Action Items:
 - Ground repairs:

The Board of Directors requested a quote to correct land issues behind 7 Windblown Ct. Y&L Landscaping bid \$1,850 to complete the work, but Board postponed decision and will await new proposal from Lawn Designers, the new vendor for the landscaping and maintenance.
 - Gutter Repairs:

The Board of Directors approves Best Around Contracting for \$2,600 to clean and make repairs as needed to all gutters throughout the community. Owner of 1805 Snow Meadow #302, and others, have complained that the gutters have not been serviced adequately.
 - Snow Event:

Metropolis Management received invoices for the snow removal cost from Y&L Landscaping. The Board disputes the total owed and has approved payment of some of the invoices and will offer Y&L a total payment of \$9,000, as a total and final payment, and to close the account.
 - Trash Concern:

Metropolis received an email from the owner of 1809 Snow Meadow Ln #302 regarding the trash and its disposal in the community. The owner requested a note be sent to all residents informing them of the proper trash and recycling rules and procedures in the community. A notice will be added to the coming Pool memo outlining the rules for trash and recycling.

Water Heater Responsibility:

Ongoing discussion regarding responsibility for hot water heater cost and maintenance in the buildings at 1801 and 1805 Snow Meadow Ln. Per the Board's request, Metropolis has drafted a memorandum on this topic for the owners in these buildings. The Board is awaiting response and recommendation from Council (Edvard).

Dog Issue:

There have been complaints from residents within the community about the ongoing dog issue within the community. Some resident are not properly leashing their dogs and/or failing to clean up after them. Metropolis will draft a memorandum regarding this issue and post it in the Pool Memo. It will include the phone numbers for Baltimore County Animal Control so residents can make a report as needed.

Fence Enclosure Request:

Work has been completed on the upgrade to the fence around the wading (baby) pool. As per Traveler's Insurance request, the fence has been equipped with a self-closing gate and latch.

Flowers:

Spring flower installation will be completed by the new landscape vendor, Lawn Designers.

Hurricane Damages:

Metropolis has received outstanding invoices totaling \$29,220.44 from NAC Contracting for repairs of damage caused by hurricane Sandy. During the April 2014 meeting it was decided that Metropolis would contact Hartford Insurance Co., which handled the claim, regarding these outstanding bills. Hartford stated they dispersed money for the claims. Shannon of Victory Management claims the funds received were deposited the Association's account. NAC is demanding payment of outstanding invoices. Metropolis provided NAC with a list of what invoices were paid by Victory. The Board is requesting information from owners who had work done to determine the legitimacy of the work completed. NAC and the Board meet and inspect the work completed to try to resolve the issue of unpaid invoices.

Minutes:

Diana had offered to take the minutes for the Secretary of the Board. She states that she no longer wishes to take the minutes since there is a new Secretary.

Pool Passes:

The pool is scheduled to open Memorial Day weekend. Metropolis advises a memo be sent to all residents advising that pool passes will be required to gain access, and the steps to take to obtain passes. A memo will be posted in the next newsletter.

Reserve Account:

The current budget includes a monthly contribution to the reserves. Metropolis is requesting that this contribution be made. There was not a contribution this month.

Reserve Bank Statements:

To ensure accurate financial reporting, Metropolis Management asked the Board to advise Susquehanna Bank to send Metropolis a duplicate copy of the reserve statement each month. The Board made such request to Susquehanna Bank.

Resident Concern:

Metropolis received a request from Mr. Silverman to have a section of fence repaired and stained. This has been included in a list of cosmetic repairs to be done in the community.

Tennis Court:

At the March 2014 meeting several residents brought up the current status of the tennis courts. Twin Ridge previously made minor repairs but will no longer affect future repairs. Mr. Gilkis is currently working with vendors regarding repairs. Consideration also being made to adding locks to court gates.

Meeting Adjourned