

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
November 16, 2015

Board Meeting

- I. Call to Order: 7:25 p.m.
- II. Quorum established: Bob Allen, Marija Freeman, Naum Gilkis, Mefim Kopelnik
Tom Teglassy
Ben Colbert, Metropolis Management
Unit Owners in attendance: 10 (?)
Notes taken by Diana Evans
- III. Meeting Agenda – Approved
- IV. Budget Review – Open for questions from Unit Owners
The Budget for 2016 was presented by Tom Teglassy, Treasurer; the proposed Budget presented indicated Total Expenses for 2016 to be \$802,602.00.

Questions:

- What are current amounts in the reserve and operating accounts?
Reserve - \$156,000; Operating - \$99,000
- What is the status of the fire/smoke tower work?
The Fire Marshal has approved work done to date; there are still a few towers to be completed.
- What is the status of the Reserve Study?
A review of the Reserve Study by Metropolis Management and the Board to establish projects that need to be addressed; priorities will be set after this analysis. Two projects already acknowledged are the bulging retaining wall and roof work.
Naum indicated that all roof work is done. 1803 and 1805 still have original rooves. The swimming pool needs work.
- What does Rockland Run have to do to turn maintenance of existing underground gas pipes over to BGE?
BGE will not take over maintenance until old pipes are replaced and in good condition; this will cost approximately \$200,000 to complete work and is on hold for now.
- A Unit Owner mentioned that numerous leaks have been popping up on common area pipes in buildings and that patch methods have been done; why not replace pipes?
- A Unit Owner asked about legal services and collection of delinquent fees. Ben Colbert indicated that the new lawyer has been aggressively pursuing the delinquencies. There is currently \$150,000 in delinquencies which are being pursued.

- The issue of maintenance of hot water heaters was presented – what is the status on a decision concerning the interpretation of ownership and maintenance of the hot water heaters at 1801 and 1803 Snow Meadow Lane?
It was suggested that a vote be put before Unit Owners to determine if the hot water heaters in these buildings are considered common area expenses or the responsibility of the individual unit owners. These units were replacements for the buildings that were destroyed by the fire of 1996. The Board members, at that time determined, with the newer fire codes and building code requirements, that the hot water heaters would be placed in each unit to supply hot water and a heating system different than in the other buildings of the Condominium. Should the Bylaws be amended to establish the hot water heaters in 1801 and 1803 Snow Meadow Lane to be in the same category as other common element equipment?
- A Unit Owner questioned if we still need the Rockland Run web site. Would it be better to communicate via email?
Not all unit owners have computers or email to access web site information, i.e. minutes, Board of Director members and additional information.

V. Budget review and approval

The motion to approve the 2016 Budget was made and seconded and approved.

Mefim Kopelnik then had to leave the meeting at 7:52.

VI. The Board Meeting adjourned and went into the Annual Meeting at 7:58.