

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
September 30, 2015

Board Meeting

- I. Call to Order: 7:04 p.m.
- II. Quorum established: Bob Allen, Naum Gilkis, Mefim Kopelnik  
Ben Colbert, Metropolis Management  
Thomas Teglassy arrived approximately 7:30
- III. Approval of Agenda – Approved
- IV. Approval of Minutes for last meeting
- V. Residents' Forum:
  1. Naum introduced Marija Freeman to board and she stated that she was interested in filling one of the vacant spots on the board. Board approved her appointment to the board.
  2. Unit owner at 1805 Snow Meadow, T-1 stated that the workers who did the update of the fire escape tower damaged the screen to her patio and left 4 holes in the screen.
  3. 11 Windblown Court, 3<sup>rd</sup> floor light is out.
  4. 11 Windblown Court – the pipes to the water heater are starting to leak and corrode.
  5. Unit owner complained about the snow removal company used last year and suggested a new company be used. It was stated that the current landscape company does not have a snow plow.
  6. A complaint was made about the condition of the tennis court.
  7. 5 Sun Top says the carpet in the hallway smells musty and is damp.
  8. Unit owner asked about gas pipes and Ben indicated that Rockland Run has to get the pipes into good condition before BGE will consider taking over ownership. A research was done and it will cost approximately \$200,000 to bring them up to par.
  9. It was mentioned again that the minutes are not up-do-date – they stop at April 2015.
- VI. President's/Treasurer's Reports – none
- VII. Action Items:
  - A. Landscaping Contract – Do we want to have the lawns aerated this year? Naum said no. Tabled until next year.
  - B. Annual Meeting – Date for meeting set at November 16, 2015. Ben will try to rent a large room at Moses Montefiore Synagogue. Unit owners mentioned to Ben that we had used the Summit Elementary School previously.
  - C. Balcony Repair – Unit owner said that caulk job performed 3 months previously was not preventing leaks and would like a better caulking job performed; he offered to do it himself.
  - D. Bathroom Leak – 1804 Snow Meadow – leak from second floor bathroom was corrected by a plumber per Naum.
  - E. Benches – Naum says that the benches have been repainted.

- F. Budget – will be discussed in a closed session meeting.
- G. Balcony Inspection – Naum looked at 1801 and 1803 Snow Meadow.
- H. Dog Issue/1807 Snow Meadow #201 – nothing much said except Ben asked if he should post something about Animal Control.
- I. Drainage Pipe – 1801 Snow Meadow has a bent downspout that needs to be corrected because it spews water improperly.
- J. Dryer Vents – Should they be cleaned – Ben to check to see how much it would cost. Tabled for next meeting.
- K. Dumpster – Area around the dumpsters is dirty and needs to be swept regularly.
- L. Gutter Maintenance – nothing
- M. Leak/8 Long Stream T-1 – will be discussed in closed session.
- N. Leak/4 Long Stream T-1 – Roof problem has been corrected; damage inside to be corrected.
- O. Leak/1803 Snow Meadow 301 – Naum fixed.
- P. Leak/8 Long Stream 102 – Not letting Naum in.
- Q. Light Out/1809 Snow Meadow – Naum fixed.
- R. Lights Out/15 Sun Top – Naum says fixed.
- S. Light Out/1805 Snow Meadow Lane – light in storage room is out.
- T. Mold/9 Sun Top – Trying to find competent company to do mold testing. Previous company was not considered competent.
- U. Plumbing/Common Area – Do they want to clean the drains – Naum says no. Ben says this should be done every other year to prevent backups in units.
- V. Recycling Concern – Ben to ask company doing recycling pick-up if they can help with incorrect items being put into the recycle bins.
- W. Reserve Account – No money to be transferred from the operating account to reserve account per Naum.
- X. Resident Concern/Power Washing – Done for all buildings per Naum.
- Y. Roof Leak/10 Long Street 201 – Tenants have moved out. Reported leak but Naum said they didn't call him.
- Z. Tax Returns – 2014 taxes need to be filed; Naum says he thought they were already done but will check his paperwork.
- AA. Termites & Ants – Let Metropolis know if you see termites.

Adjourn – 8:15