

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
December 19, 2016

## Board Meeting

- I. Call to Order: 7:01 p.m.
- II. Quorum established: Bob Allen, Diana Evans, Naum Gilkis, Yefim Kopelnik  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 9
- III. Meeting Agenda – Approved
- IV. Budget Review – Open for questions from Unit Owners  
The Budget for 2017 was presented- Total Expenses for 2017 to be \$802,602.00.

### Budget Questions:

- Why have legal expenses increased from \$2,500 to \$20,000?  
Ongoing legal expenses related to Hurricane Sandy and delinquent fees.
- Why did insurance total go down from \$64,000 to \$50,000?  
Fewer claims made on the policy.
- Why has electric cost gone from \$90,000 to \$70,000? A contract was signed to set pricing for the 2017 year.

### Unit Owner Concerns:

- Why has water been left in the pool until next season?  
American Pool recommended leaving a set level of water in the pool to protect the pipes from freezing; consideration of a pool cover to be examined if not too expensive.
- A unit owner questioned why she was being charged for gas – it was determined that it was a carryover from her previous billing at another residence.
- Has an Audit been performed? 2015 audit is now being performed by Toal, Griffith & Ragula, LLC
- Janitorial Service has been very poor. Are we looking for a replacement service?  
Requests for proposals are being sent out.
- Will repairs be made to the damaged dumpster/cement on Windblown Court?  
Repairs will be made.
- Problems with handicap spots being taken by those without permits. Report this to management with tag number. Also, commercial trucks are not allowed to park on the residential parking lots per Rockland Run By-Laws.
- Leak in bathroom of 1809. Unit owner told to find out where leak is originating from; if it is not a common area problem to notify their insurance company and

the unit owner where the leak is originating to discuss repairs and payment. If it is a common area problem – notify Metropolis Management.

- FIOS – many unit owners would like to have FIOS WiFi. It was suggested by Bob Allen that a petition be circulated and sent to Verizon. Ben Colbert will look into this.
- Sink Hole by pool area near Twin Ridge’s pool. Will it be filled in again? Will look into it.
- A Unit Owner at 9 Suntop, T-1 mentioned that water is seeping into their sun room due to new balcony floors being installed with gaps between boards
- Streets were still icy after the first snow and ice incident of 2016. The snow removal company under Scott Hamlin will be informed of concerns about poor salting of the parking lots.

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V. Budget review and approval

The motion to approve the 2017 Budget was made and seconded and approved.

VI. The Board Meeting adjourned and went into the Annual Meeting at 7:31.