

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
January 4, 2016

Board Meeting

- I. Call to Order: 7:12 p.m.
- II. Quorum established: Bob Allen, Marija Freeman, Naum Gilkis, Yefim Kopelnik, Tom Teglassy – absent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 4
Notes taken by Diana Evans in addition to the Secretary's notes, Marija Freeman
- III. Meeting Agenda – Approved (Bob Allen, Naum Gilkis)
- IV. Approval of Previous Meeting's Minutes (FRA 132009)
Minutes approved – (Naum Gilkis, Bob Allen)
A correction will be made to the spelling of Yefim Kopelnik's name on Board Meeting minutes from Mefin to Yefim.
- V. Resident's Forum
Unit owner asked about Rockland Run's insurance carrier – Traveler's insures Rockland Run

Unit owner questioned why a healthy tree was removed from Wind Blown Court – Owner was told that a complaint had come in that it shaded the front of the building and made another unit owner's home dark

Other unit owners questioned the removal of trees. It was indicated that Arbor Masters was hired to remove trees on Suntop Court and Windblown Court.

Unit owner asked - what is the name of the company being used to work on the cherry trees located on the small hill where the retaining wall is located. The workers are sawing off parts of branches and leaving split branches. They are putting the sawed off branches in the dumpsters. No name given.

Unit owner asked about having locks put on the building front doors. This will be discussed for next year's budget; type of locks and access problems to be considered.

Unit owner asked if it was okay to have private washer and dryer installed in his unit. The rules indicate that it is okay but Ben suggested they use a professional plumber for the installation.

Unit owner questioned why a post fence was installed on the edge of the property near the pool area. What is the name of the company installing the fence and how much did it cost? It was put up to prevent people from falling over the edge of the lawn into the forest area.

A unit owner asked for an update on the status of a request for an additional washer/dryer being reinstalled in her building. The request was made in July 2015 and was told that the units would be installed the week of December 13 and this did not happen. The unit owner was told that the washer/dryer were on order. No date given for delivery of the washer/dryer.

Diana Evans asked about the web site – the information is not up to date. The web site shows the Board Meeting scheduled for January 18, 2016; the Board Members have not been updated since the Annual Meeting election; and the minutes have not been updated since April 2015. She has offered to act as backup if the person responsible for the web site is unable to do the necessary updates.

VI. President's/Treasurer's Report

Tom Teglassy, Treasurer, was absent due to surgery.

Bob Allen indicated that there is \$78,000 in the Operating Account and \$200,000 in the Reserve Account.

VII. Action Items

- A. Annual Meeting Result Memo – Approved with one correction. A correction will be made to the spelling of Yefim Kopelnik's name on Board Meeting minutes from Mefin to Yefim.
- B. Board Meeting - Meeting schedule will be adjusted with Board Meetings being held every other month starting with the third Monday of March, 2016.
- C. Tree Concern – Many are leary of action being taken concerning established trees.
- D. Chimney Performance – Proposals to be sought for inspections of chimneys
- E. Cleaning Performance – Many unit owners are disappointed with the cleaning company. It is proposed that new contracts reflect chores required and not left open to interpretation.
- F. Balcony Inspection – Not covered
- G. Dog Issue – A unit owner has complained about a small dog in 1801 Snow Meadow Lane. Ben will follow up on this.
- H. Fire Door/Tower Repair – 3 Buildings still need to be completed to meet the Fire Marshal's requirements. 1800, 1802 and 1804 Snow Meadow Lane
- I. Landscaping Contract – The current contract does not require the contractor to remove autumn leaf and pine needles; A man has been hired to do this work. Who is he?
- J. Reserve Account - \$16,000 will be put into the Reserve Account.
- K. Resident Complaint – A resident complained of smoke smell in the hallway. Naum indicated that this was no longer an issue.
- L. Snow Removal Proposals – Ben asked about the contract for this. Naum indicated that he had a copy and would give a copy to Ben.-
- M. Water Concern – Leak from unit 302 into unit 202 at 1807 Snow Meadow. Naum indicated that he was able to enter the unit and that the problem no longer exists.

VIII. Adjournment – 8:15 p.m.

IX. Executive Session – Called to Order – 8:16 p.m.

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