

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
July 18, 2016

Board Meeting

- I. Call to Order: 7:00 p.m.
- II. Quorum established: Bob Allen, Naum Gilkis, Yefim Kopelnik, Tom Teglassy, Diana Evans  
Yefim Kopelnik left before meeting called to order  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 8
- III. Meeting Agenda – Approved (Bob Allen, Naum Gilkis)
- IV. Approval of May 16 Meeting’s Minutes  
(Naum Gilkis, Bob Allen)
- V. Resident’s Forum
  - A. Unit Owner – 10 Long Stream
    - Flowers in both flower beds at Long Stream are dead
    - The tree in front of 10 Long Stream is overgrown
    - People are not picking up after their dogs; install dog waste stations
    - Standing water at rear of the building drawing mosquitos; can something be done to help channel the water away?
  - B. Unit Owner – 1801 Snow Meadow
    - Have the roofers for 1801/1803 Snow Meadow been paid? Commercial Roofers Contractors have completed their work at a price of \$13,845. With \$1,000 withheld until proof of no further leaks.
    - People are not picking up after their dogs; install dog waste stations
    - Lights at entry door and walkway are on all day.
  - C. Unit Owner. – 3 Windblown
    - Spiders/insects in entry area – door is left open
    - Car with accident damage parked near Rockland Run Condo sign; need to have it removed – post a notice on the car to have it moved or towed
    - Parking spot problem – lack of parking when someone arrives home late in the evening – should we assign parking spots to unit owners?
  - D. Unit Owner – 11 Windblown
    - Swimming pool bathrooms are dirty
    - Need more chairs in the pool area
    - When was the last roof repair made at 11 Windblown?
    - Mark dumpsters to designate which is for recycling and which for trash

## E. Unit Owner

- Can something be done to create a uniform cover for areas once occupied by air conditioning units that are now open and covered with numerous types of cover to fill the vacant space?

## F. Unit Owner – 11 Windblown

- Cleaning service has not vacuumed or cleaned building for 3 weeks
- Smoke detector in 11 Wind Blown is beeping; need to investigate
- Raccoons in dumpsters
- Gutters over overhang roof are full of leaves

## VI. Treasurer's Report

Naum Gilkis indicated that Rockland Run has \$42,000 in the operating account; \$300,000 in the Reserve Account; \$150,344 in delinquencies.

## VII. Action Items:

- A. Roofers have completed the work at 1801/1803 Snow Meadow Lane. \$1,000 of fee is being held until after a hard rain occurs to see if any new leaks appear. After this is satisfied the roofer will be paid and interior repairs will begin.
- B. Contracts for Tax Returns/Audit for 2014/2015 signed by Tom Teglassy; Toal, Griffith and Ragula, LLC to perform service at \$1,000 per year for the corporate tax returns. Motion made to accept; approved by Bob Allen and Diana Evans
- C. Unit owner at 1 WBC 301 reported a bee's nest; Naum will contact them and ask them to show him where the nest is located and eliminate it.
- D. Unit owner at 1 WBC 201 reported a leak. Corrective work performed and paid for by unit owner in unit 301.
- E. Unit owner at 10 LSC 102 reported that the gutter has broken away from the building. Naum will look at.
- F. Unit owner at 10 LSC T-1 reported a backup in pipe; pipes have been cleared of roots at a charge of \$535.
- G. Unit owner at 15 STC T-2 reported a leak; leak from 102 identified and fixed.
- H. Unit owner at 1800 SML reported overgrown bushes in front of fire escape exit; lawn service trimmed bushes.  
Tree stump left after removal of a small tree will be sawed level to the ground to prevent tripping and injury.
- I. Loose door kickstand at 1801 Snow Meadow moved over several inches and reattached.
- J. 1801/1803 SML balcony problems to be addressed. Ben Colbert will send a memo to residents in the buildings to ask them to let him know problems with their balconies.
- K. Unit owner at 1804 SML – lawn service trimmed bushes.
- L. Leak reported at 4 LSC T-1; water pouring into T-1 from balcony above corrected.
- M. Gutter problem at 7 WBC 202 – Naum says roofers cleared the gutters.
- N. Leak into 7 WBC T-2; source not identified; will monitor to see if it continues.
- O. Noise issue reported in 9 STC 101. Letter has been sent by Metropolis and Naum says he will speak with them.
- P. A leak in 9 WBC 301 reported coming through exhaust fan area. Unable to enter unit to examine; Metropolis will send a letter to them to see when someone can look at the area.
- Q. Balcony floor fixed at 1 WBC 301; Naum says a new floor installed.
- R. Unit owners were concerned about the absence of the treasurer, Tom Teglassy. Tom came to the meeting to indicate that he had heart surgery and that he considering selling his unit. However, he is still acting as treasurer.

Rockland Run: [rocklandruncondos.com](http://rocklandruncondos.com)

Metropolis email: [community@wearemetropolis.com](mailto:community@wearemetropolis.com) Smart phone: [www.m.rocklandruncondos.com](http://www.m.rocklandruncondos.com)

- S. Chimney inspections to be looked into. Naum Gilkis will give copies of information to Diana Evans and she will make copies to distribute for examination.
- T. Contracts: Naum Gilkis, president of the board, has the authority to request work to be performed at Rockland Run per his agreement with Metropolis Management. The board has set a \$3,000 limit on work Naum can approve without approval of three other board members. Bids will be solicited for those jobs over \$3,000 and need approval before work is performed.
- The subject of hiring a maintenance man was discussed at a previous meeting; no decision has been made.
  - The Board indicated that it would research how much Oleski has been paid for a one year period, minus materials purchased for projects
  - Is there a fee schedule that is followed when small maintenance repairs are made?
  - Should a work order form be created
  - Request to have invoices to be per job and not several on one invoice
- U. Approval requested to renew the FHA status for Rockland Run. Motion made to approve; Bob Allen and Naum Gilkis approved; Ben Colbert to contact the attorney for Rockland Run to start the process.
- V. Fire door repair – is continuing with 3 fire escape towers remaining to be repaired. Approval given to give a deposit to the company performing the work – What is the name of the company that Louis Lazo work for?
- W. Dog waste problem – Naum will look at Home Depot for signs to post reminding dog owners to pick up after their pets.
- X. Water pooling behind 10 LSC will be examined by Bob Allen to see what kind of solution may be needed.
- Y. American Pool to be reminded that those entering the pool area must have a pass and not be on the delinquent list; also, an adult must be present for children using the pool. American Pool will be asked to check and correct the cleanliness of the bathrooms.
- Z. Bob Allen and Diana Evans will look at the condition of the chairs/lounges at the pool and make a list for future purchases. May wait to purchase chairs/lounges until next year.
- AA. Raccoon repellent will be purchased to spray around the dumpster areas to keep raccoons away.
- BB. Signs to better identify the recycle bins and the trash bins will be purchased. Naum will look into the signs at the Home Depot. A reminder may be sent out later to remind unit owners of the locations of the recycle bins and what items may or may not be recycled.
- CC. Gutters located on the small roof overhead at 11 WBC will be checked for leaves and cleaned.
- DD. Consideration of assigned parking spots determined not to be effective.

Adjournment: 8:30 p.m.