

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

Board Meeting

- I. Call to Order: 7:00 p.m.
- II. Quorum established: Bob Allen, Naum Gilkis, Yefim Kopelnik, Diana Evans arrived at 7:05 after meeting with a unit owner Tom Teglassy, absent; Ben Colbert, Metropolis Management
Unit Owners in attendance: 8
- III. Meeting Agenda – Approved (Bob Allen, Naum Gilkis)
- IV. Approval of July 18 Meeting’s Minutes
(Naum Gilkis, Bob Allen)
- V. Resident’s Forum
 - A. Caryn Green requested that an Election Committee be formed for the upcoming Board of Directors Election.
 - B. Caryn Green asked for the current total amount of delinquent fees as of August 31, 2016.
 - C. Caryn Green reminded the Board that she had requested the amount paid to Oleski for repairs and maintenance, minus materials, for the 2015 fiscal year.
 - D. Caryn Green asked for the name of the contractor who cut down the large pine tree behind her unit; one branch had snapped off during a storm and wonders why the whole tree was removed; did the contractor do a write up to support the removal of the tree.
 - E. Mr. Charow of 1805 Snow Meadow Lane brought up the roach problem at 1805 Snow Meadow Lane; Orkin has provided 3 treatments to his unit and the problem still persists; a unit 101 has been mentioned as a source of the problem.
 - F. Diana Evans presented a letter to the Board regarding a continuing leak in her bedroom closet and a new leak in her bedroom ceiling; the letter requests permission from the Board to have a contractor of her choice examine the area and identify the source of the continuing leak and the new leak.
 - G. A request was made for a light to be added to the trash collection area near 1809 Snow Meadow Lane as the area is very dark.
 - H. Diana mentioned that some dumpsters are going empty while others are overflowing; she would like the board to look at the problem and make a suggestion for a better placement of the dumpsters
 - I. Unit owners expressed their desire to have Verizon’s FIOS installed.
 - J. A commercial vehicle on parking lot at Suntop – against By-Laws
 - K. A unit owner asked about when the signs would be posted on the recycle dumpsters; when would the signs reminding dog owners to pick up after their pets be installed.
- VI. Treasurer’s Report
Naum Gilkis indicated that Rockland Run has as of 9/19/2016: \$60,000 in the operating account; \$320,000 in the Reserve Account; \$151,736 in delinquencies.

VII. Action Items:

- A. RFA 147477 - 1800 SML Landscaping Concerns
 - Scott Hamlin, the landscaper, looked at the sink holes and poor condition of the lawn behind 1800 SML and recommended seeding of the area and filling in the sink hole; Ms. Green will meet with Mr. Hamlin; Ben of Metropolis is to be included in any email correspondence dealing with this issue.
- B. RFA 139816 - 1801/1803 SML Balcony Repairs
 - Ben of Metropolis created a notice to be sent to the residents of 1801/1803 Snow Meadow Lane asking the residents to email their balcony concerns, with photos, if possible. Diana recommended that he add a phone number next to the email address in the body of the letter for those who do not have email so they may call in to advise Metropolis of problems on their balconies;
- C. RFA 147135 - 10 LSC Gutter Concern
 - A motion was made to clean the gutters at 10 Long Stream Court immediately. Naum, Bob and Diana voted yes; Yefim voted no.
 - A motion was made to have all building gutters cleaned after the leaves have almost finished falling and before snow begins. Bob and Diana voted yes; Naum and Yefim no.
 - Metropolis will get bids to clean all building gutters.
- D. RFA 147475 - 9 STC 101 Noise Concern
 - Naum will speak with the 3 tenants in 9 Suntop Court #101 about the loud music and follow up to see if the problem is corrected.
- E. RFA 131194 - Annual Meeting
 - The Annual Meeting will be held on November 21, 2016.
 - The request for an Election Committee was denied by Naum;
- F. RFA 148702 - 6 LSC 202 – Balcony Repair
 - Naum stated that the repair has been made;
- G. RFA 131599 - 2017 Budget
 - A date will be set for the Board members to meet to work on a draft budget for the fiscal year 2017;
 - Requests will be taken for proposed projects for the coming year;
 - Unit owners in attendance mentioned cleaning of clerestory windows; sanding and painting the building front doors; searching for a way to cover old air conditioning openings with a uniform type of covering after old units are removed; putting new fences around the dumpster areas, examining the dumpster locations and maybe relocating some, and adding more recycle dumpsters; cleaning/update of pool bathrooms.
- H. RFA 136472 - Cleaning Contract
 - The current cleaning service, Silver Cleaning, is not vacuuming or doing those required chores per the contract; bids will be sent out for a new company and a separate contract will be made for shampooing or steam cleaning the carpets.
- I. RFA 132880 - FHA Approval
 - A motion was made to approve the application to renew FHA; Naum, Bob and Diana approved the motion;
- J. RFA 146337 - Flood Light Maintenance – Windblown Ct
 - Naum stated that the repair has been made;

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Metropolis email: Community@MyMetropolis.com Smart phone: www.m.rocklandruncondos.com

- K. RFA 131496 - Landscaping Contract
 - Naum has approved the landscaping contract for 2017;
- L. RFA 147511 - 1805 SML 101/T1
 - The request made by Diana Evans to have a private contractor locate a persistent leak in her bedroom and ceiling area was approved.
- M. RFA 144876 - 2 LSC 101 – Leak
 - Naum stated that the repair has been made;
- N. RFA 149433 - 7 STC T-1 Leak
 - Naum stated that the repair has been made;
- O. RFA 148716 - 1805 SML – Leak in Laundry Room
 - Naum will meet with Diana to review area;
- P. RFA 135211 - Pool Contract
 - Several complaints were made about the pool company used for 2016; bids will be sent out to Community Pools, Sunset Pool and other pool management companies;
- Q. RFA 149441 - 11 WBC – Satellite Dish
 - The homeowner told the renter it was okay to install the dish; the By-Laws do not permit the dish to be on common areas and the owner will be notified that the dish must be removed from the common area; they can have the dish installed on the balcony;
- R. RFA 145945 - Sign Concern

Greengate has indicated that they would share the cost of having a new sign installed indicating that Greengate and Rockland Run residents could park on Old Willow; the original sign only allows Rockland Run residents; all others would be towed; Naum would like Greengate to pay for the entire sign; this will be presented to Greengate.
- S. RFA 144474 - Snow Removal Procedure
 - The snow removal contract presented by Scott Hamlin has been returned with the request that sidewalk shoveling be included in his proposal;
- T. RFA 148682 - 7 STC T-2 – Water Leak
 - The traps in the laundry room will be cleared; water area in boiler room will be checked;
- U. RFA 149626 – Removal of commercial vehicle from parking lot
 - A notice will be posted on the large yellow junk truck on the Suntop Court parking lot to request that the owner remove it from Rockland Run property;
- V. A damaged tree on 5 Suntop Court will be examined by the landscape company;
- W. A second request was made to lock the front doors to the buildings.
This was considered at a previous meeting and denied.
- X. A motion to hire a maintenance man was made. Bob and Diana voted yes; Naum voted no and Yefim was not present. The matter will be examined.
- Y. Ben will send a letter to Verizon letting them know that the residents at Rockland Run are interested in having their FIOS service installed.

Adjournment of Open Meeting 8:30 p.m.