

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
April 24, 2017

Board Meeting

- I. Call to Order: 7:15 p.m.
- II. Quorum established:
Diana Evans, Mikhail Fridman, Naum Gilkis, Yefim Kopelnik
Bob Allen absent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 5
- III. Meeting Agenda – Approved
- IV. February 20, 2017 Minutes Approved
- V. Residents ‘ Forum
 - Hallway light at 11 Windblown Court is out for the 4th time;
 - Junk truck is dropping off mattresses in Rockland Run dumpsters
 - Commercial trucks parking on Rockland Run parking lots
 - Laundry room at 3 Windblown is dirty; cleaning company not wiping down washers and dryers
 - Ms. Green has concerns about the announcement dates for Board meetings and asked Mr. Colbert to address the issue; Metropolis has been setting the agendas for the meetings and sends the agenda to Ms. Evans, the Secretary, to be posted prior to the Monday meeting. Ms. Evans posts the notice with date, time, location and agenda on the Common Element bulletin boards.

Ms. Green asked Ms. Evans to include the By-Law statement concerning Notices and Ms. Evans is including this in the minutes. Mr. Colbert does not agree with the number of days for announcing the Board meetings.

“The Secretary shall send a notice of meeting of the Council to each Unit Owner 15 days in advance of an annual meeting or of any other meeting. The notice shall state the time, place and purposes of the meeting. The notice shall be sent by United States mail to all Unit Owners of record at the address of their respective Units or to such other addresses as any of them may have designated to the Secretary in writing, or shall be hand-delivered by the Secretary. Placing the notice in the Unit Owner’s mailbox or mail slot at the Condominium constitutes hand-delivery of the notice, provided that the Secretary certifies in writing that such notice was delivered. The mailing or hand-delivery of a notice of meeting in the manner provided herein shall constitute service of notice.”

Rockland Run: rocklandruncondos.com
Metropolis email: Community@MyMetropolis.com
www.m.rocklandruncondos.com

VI. President/Treasurer's Reports – as of 3/31/2017
\$49,998 in Operating Account; \$176,711 Delinquent Fees; \$513,603.85 in Reserves

VII. **Action Items:**

- a. 139816 Balcony Repairs – 1801/1803 Snow Meadow
A notice was posted asking residents to report balcony damage and concerns; Bob Allen, Vice President of the Board, volunteered to inspect the reported concerns;
- b. 279225 Balcony 1801 #102 Snow Meadow
Bob Allen to inspect the balcony;
- c. 279265 Balcony 1801 #201 Snow Meadow
Bob Allen to inspect the balcony;
- d. 278586 Balcony 3 Windblown #302
Mr. Allen reported that work would begin in April;
- e. 279597 Balcony Inspection 1803 Snow Meadow #302
Results of Mr. Allen's inspections tabled as Mr. Allen did not attend the Board meeting.
- f. 277495 Exterminator Contract – Orkin or a New Company
The Board decided unanimously to continue using Orkin;
- g. 280653 Leak 1809 Snow Meadow #201
Leak has been corrected per Mr. Gilkis;
- h. 279641 Leak 1809 Snow Meadow #T2
Mr. Gilkis stated that he would investigate to determine the source of the leak;
- i. 278386 Lighting
The LED lights being installed are 30 watt. Unit owners have complained that they are too bright during night hours. No action was suggested by the Board;
- j. 132483 Plumbing/Common Area
Advanced Plumbing will be hired to jet the mains and clean outs, clear condensate lines and clear vertical stacks;
- k. 135211 Pool Contracts – American Pools and Sunset Pool
Sunset Pool has been hired as the new pool management company; The contract for American Pools was terminated and still had obligations of \$3,024 due to early termination of the contract. Mr. Gilkis does not want to pay the \$3,024; a motion was made to take it to court – Motion made and carried – Mr. Gilkis and Mr. Fridman, Ms. Evans abstained
- l. 133466 Pool Entry
Rules regarding pool usage will be available to residents; Ms. Evans forwarded a pool information form to Ben Colbert at

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Metropolis – this form will be used for emergency information and will list pool pass numbers, phone numbers, emails addresses and list those using the pool.

- m. 133465 Pool Passes
Those wishing to use the pool will be required to show a pool pass; residents owing more than two (2) months of condo fees will not be allowed to use the pool;
- n. 131219 Project Planning
A list of proposed projects was reviewed and it was determined that the pool house needs major work; other projects to be considered are:
- Retaining wall – 1804 SM
 - Wood fence
 - Tree trimming
 - Barren patches
 - Erosion areas – French drain
 - Drainage areas – 10 Long Stream and Pool area
 - Tennis Court
 - Consistent covers for old air conditioning openings
- o. 279850 Commercial Vehicles on Parking Lots
The By-Laws state that commercial vehicles shall not be parked on the Rockland Run parking lots; one large yellow junk truck has been seen parked on the lot on many occasions and several small commercial vehicles are parked on the lots on a daily basis; the Board did not make any motion or decision but Ms. Evans suggested that commercial vehicles be parked on the small parking area near the pool area;
- p. 280779 Lighting 9 Suntop #T2
The unit resident complained that the newly installed LED lights are very bright and shine into the bedroom area at night; No recommendation was made concerning this issue;
- q. 279911 Roof Leak 9 Suntop #302
Mr. Gilkis said that the leak has been fixed;
- r. 279441 Siding 15 Suntop
Siding blown off by strong winds has been replaced per Mr. Gilkis;
- s. New Dog complaint
The By-Laws state that renters are not allowed to have pets. a complaint has been received concerning a renter and the dog is soiling the carpets in the hallway; the renter and the owner of the unit have been asked to present papers showing the dog is up to date on it vaccinations and a statement that the renter will control the dog; the Board will review and make a decision.
- t. New Pipe leaks

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- u. New Bulk trash and mattresses
- v. New Laundry room is dirty
- w. New Dog complaint

Information Items:

- a. 278822 Insurance Claim
A check has been issued to the owner and is awaiting proof of the work so it can be submitted to Travelers, the master insurance carrier for Rockland Run;
- b. 135352 Tax Returns/Audit 2014/2015
Draft audits and taxes will be provided to the Board upon receipt from the auditors, Toal, Griffith and Ragula;
- c. 147475 Noise Concern 9 Suntop #101
The problem has been resolved;
- d. 132459 Attorney Update
A new attorney has been appointed to handle the NAC Lawsuit – Bodie Attorneys at Law;
- e. 133999 Board Meeting Dates
Ms. Evans posted a notice on the bulletin boards showing all future Board meeting dates and date changes will be posted as needed;
- f. 150597 Carpet Cleaning
No date was set for the carpet cleaning; however, it is scheduled for May or June;
- g. 278441 Dog Complaint/Signs
New signs have been installed requesting dog owners to pick up after the dogs; one more is needed on the hill by 1805 Snow Meadow Lane;
- h. 132880 FHA Renewal
FHA renewal has been approved
- i. 131149 Fire Escape/Fire Chimney Tower Repairs
The Fire Inspector has provided a list of items to be corrected; work is being performed and a new meeting with the inspector is to be scheduled;
- j. 148888 Homeowner Reimbursement Request
Mr. Allen inspected the damage done to table and indicated that he would repair the table at his earliest convenience;
- k. 148600 Landscaping Complaint
Grass seed has been spread on the area behind 1800 Snow Meadow Lane; no trees were planted to date;
- l. 280446 Leak Concern 1800 Snow Meadow #101
Resident in unit above not using shower curtain properly; issue resolved;
- m. 277848 Lights Out – Pool Area

- LED lights have been installed behind Suntop Court and Snow Meadow Lane and light the pool area;
- n. 280542 Pet Violation – Dog running without leash
A warning letter has been sent to the owner;
 - o. 278384 Sewer Backup Claim
An insurance claim was opened and the owner was issued a check for repairs per an amount dictated by the Insurance Carrier; no additional monies will be issued until proof of work is provided;
 - p. 278817 Water Flow Concern -1805 Snow Meadow
Advanced Plumbing advised that sediment in the water line was blocking the water flow at the pressure relief valve; it was cleared.

VIII. The Board Meeting adjourned 8:00