

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
August 21, 2017

Board Meeting

- I. Call to Order: 7:00 p.m.
(Meeting is to end tonight by 8:00 p.m. due to request by rental agent)
- II. Quorum established:
Bob Allen, Diana Evans, Mikhail Fridman, Naum Gilkis
Yefim Kopelnikabsent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 4
- III. Meeting Agenda – Approved
(Motion made by Diana Evans/seconded by Bob Allen)
- IV. June 26, 2017 Minutes Approved
- V. (Bob Allen and Mikhail Fridman)
- VI. President's/Treasurer/s Reports
No President's Report
As of July 31, 2017: Operating Account - \$ 19,291.05
Reserve Account - \$392,293.54
Delinquent Condo Fees - \$181,139.14
- VII. Residents ' Forum
 - Unit owner reported that the newly seeded grass section behind 1800 Snow Meadow was damaged by the Bobcat used to removed debris behind the fence; will it be repaired?
 - Unit owner reported a noisy dog at 7 Suntop;
 - Unit owner at 1805 Snow Meadow indicated that trash in hallway has not been vacuumed up for two weeks

VIII. Management Report/Action Items

A. **Leak** (148216) 15 Suntop Court T-2

Both homeowners contacted; unable to find source of the leak.

B. **Balcony Repair** (139816) 1801/1803 Snow Meadow

Unit owners requested someone to inspect the balconies as nails are popping out of the wood and the wood is curling; Bob Allen inspected and indicated that he spoke with the unit owners and explained that it was the responsibility of the homeowners to make the repairs;

C. **Tax Return/Audit** (125352)

Rockland Run charter expired – documents to continue charter were given to Naum Gilkis, President, to fill out for submission.

The audit for 2014 has just been completed; Metropolis is displeased with the length of time it took to complete the 2014 audit and is looking for a new auditor to start work on the 2015 and 2016 audits;

D. **Annual Meeting** (131194)

The Annual Meeting is scheduled for November 20, 2017; at that time the budget for 2018 will be presented and the election to vote for one open position as Bob Allen's three year term will expire;

It was agreed that copies of the Rules and Regulations would be included in the mail out for the Annual Meeting as there are many new owners/renters; Diana will send a copy of the Rules and Regulations to Ben Colbert.

E. **Balcony** (279225) 1801 Snow Meadow #102

Bob Allen inspected and indicated that he spoke with the unit owner and explained that it was the responsibility of the homeowners to make the repairs;

F. **Balcony** (279265) 1801 Snow Meadow #201

Bob Allen inspected and indicated that he spoke with the unit owner and explained that it was the responsibility of the homeowners to make the repairs;

G. **Balcony** (279597) 1803 Snow Meadow #302

Bob Allen inspected and indicated that he spoke with the unit owner and explained that it was the responsibility of the homeowners to make the repairs;

H. **Balcony** (149633) 1801/1803 Snow Meadow Lane

Unit owners requested a licensed vendor inspect the balconies as nails are popping out of the wood and the wood is curling; Bob Allen inspected and indicated that he spoke with the unit owners and explained that it was the responsibility of the homeowners to make the repairs; is Bob Allen a licensed inspector?

I. **Balcony** (284343) 5 Suntop Court #101

The unit owner requested someone inspect the balcony area; Naum says there is no problem with the balcony;

J. **Balcony Siding** (284513) 15 Suntop Court #302

Unit owner indicated that the siding was not repaired but simply painted over; was the siding replaced?

- K. **Balcony** (282690) 5 Wind Blown Court #201
Balcony needs repair; repairs are held up because the air conditioning unit on the balcony needs to be moved before repairs can be made; Unit owner will notify Naum when the air conditioning unit has been moved;
- L. **Bathroom ceiling leak** (281824) 1800 Snow Meadow 203
Did anyone look at the problem and was it repaired?
- M. **Board Budget meeting date** (133999)
No date has been established for the budget meeting as yet;
- N. **Budget** (131599)
Naum Gilkis indicated that he would like to keep the budget the same; Diana Evans indicated that a budget meeting should be held to go over the existing budget for updates as some categories may need to change; No date has been established for the budget meeting as yet;
- O. **Carpet Cleaning** (150597)
Silver Cleaning has completed the shampooing of the carpets in all buildings;
- P. **Carpet Cleaning Smells** (284216)
Unit owner at 7 Suntop stated that the shampooed carpet remained damp for several days and smelled;
- Q. **Ceiling Repair** (282611) 1802 Snow Meadow #T-1
Unit owner reported a leak into his unit; Naum says it has been taken care of;
- R. **Cleaning Contractor** (277880)
Unit owners are asked to report poor cleaning of areas directly to Silver Cleaning Silvercleaningllc@gmail.com; 443-414-8232;
- S. **Fire Escape (Smoke Tower) Repairs** (131149)
Repairs requested by the Fire Marshal in 1804 Snow Meadow Lane have been completed;
- T. **Free Trees** (280995)
Trees may not be planted unless approved by the Board;
- U. **Gutter Cleaning** (282515) 11 Wind Blown Court
Was this done?
- V. **Leak** (282337) 11 Wind Blown Court #302
Naum indicated that repairs have been made to the roof;
- W. **Leak** (144876) 2 Longstream Court #101
Leak from #201 into #101; Naum to look at; has the interior work been completed?
- X. **Leak** (280653) 1809 Snow Meadow #201
Repairs made - \$160 payment made –still owes \$100;
- Y. **Leak** (283139) 6 Longstream Court #301/201
Unit owner of #301 said she would call a plumber; if the issue is a common element problem, the Condominium will look for the source of the leak as it is a continuing problem. What is the current status on this?
- Z. **Leak** (282209) 1 Suntop Court #T-1
The Unit owner is waiting for a written estimate from Naum for repairs to be made in the unit; Unit owner has two estimates and is waiting for the estimate written promised by Naum;

- AA. **Light Scone flickering** (284217) 7 Suntop Court
The lights on the bottom level are flickering; this may be a wiring issue and needs to be inspected by a licensed electrician
- BB. **Mildew on Siding** (284893) 1801 Snow Meadow
A request was made to have the siding power washed; Naum stated that Rockland Run has a power washer; when will this be done and by whom?
- CC. **Roof leak/ceiling repainting** (822460) 15 Suntop Court #302
Naum indicated that repairs have been made;
- DD. **Bats** (284878) 10 Long Stream #202
One bat was captured by Animal Control; Mid Atlantic will perform a free evaluation to see how they are gaining access; unit resident has noticed 3 additional bats in the unit;
- EE. **Resident Concerns** (282898) 1800 Snow Meadow
Bucket left in laundry room – it is used by the cleaning person
Timer on lights is still off – has this been corrected?
Bushes surrounding air conditioning units have been trimmed;
Junk Truck has been notified that it cannot park on parking lot as it is a commercial vehicle and they are not permitted on our parking lots;
Raccoons near dumpster have not returned;
Ceiling light has been replaced and light globe cleaned;
Laundry room is still dirty and not cleaned by Silver Cleaning Service;
Request to know who installed the outside pole lights was not settled;
- FF. **Leak** (280997) 10 Long Stream Court #T-2
Naum indicated that he reached the unit resident and they have no complaint;
- GG. **Window Air Conditioner** (284764) 1805 Snow Meadow Lane #101
Contrary to Rockland Run Bylaws, a window air conditioner has been installed in window of the bedroom at the front of 1805 Snow Meadow; not only is it an eyesore it is prohibited by the Rockland Run Bylaws.

6.7 Structural Additions, Alterations or Improvements by Unit Owners

A Unit Owner may not, without prior written consent of the Board of Directors, (i) make any structural addition, alteration or improvement in or to his Unit; (ii) paint or alter the exterior of the Building, including the doors, windows and the exterior of the unit's entrance doors; or (iii) install air-conditioning units or fans in windows.

A letter is to be sent by Metropolis to the unit owner.

IX. Information Items:

1. Life Safety Disclaimer Notice (181089)
Request for repairs approved;
2. Noise Complaint (283790) 1800 Snow Meadow Lane #102/202
Mediation on a continuing basis;

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

3. Window Violations (283952) 1805 Snow Meadow Lane #201
A letter has been sent to unit residents concerning sheets being used as curtains; issue still not solved;
4. Air Conditioning Issue (283016) 9 Suntop Court #102
Bill for damage done by landscaper has been forwarded to landscape company; issue still open;
5. ACC Request (183844) 11 Wind Blown Court #302
Window replacement request has been approved;
6. Grass Issue (284935) 1804 Snow Meadow
Weeds and leaves issue has been reported to the landscaper for action;
7. Heat Issue (2182847) 11 Wind Blown Court
Heat building up on upper level has been a problem; at the last meeting Diana Evans requested that this issue be added to the future projects list as it exists in other buildings and needs a form of exhaust for the heat buildup;
8. HVAC Condensate Drain Concern (284212)
Condensate drain line is draining water directly onto unit owners compressor; Naum is to look into this;
9. Insurance Claim (278889) 1804 Snow Meadow Lane #203
Water damage to the unit could not be forwarded to the Master Insurance plan as it was less than the \$5,000 deductible on that plan;
10. Noise Concern (284939) 1805 Snow Meadow Lane #101
Loud noise from television on 24/7 at a building next to his building was reported by a unit owner at 1803 Snow Meadow as he could hear it in his unit; a letter is being sent by Metropolis;
11. Resident Concern (281891) 15 Suntop Court
Landscaping issue in the pool area; has it been taken care of?
12. Tyco Work (133076) 1801/1803 Snow Meadow Lane
Completion of the setup of the fire safety equipment in 1801/1803 has been delayed as one unit owner has not allowed access to install needed equipment; a citation was sent regarding this safety issue and the Fire Marshal has indicated that a \$200 a day fine could be issued if this work is not completed in a timely manner. The unit owner has not complied to date.

Meeting adjourned at 7:50 and went into Executive Session