

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
February 20, 2017

Board Meeting

- I. Call to Order: 7:00 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mikhail Friedman, Naum Gilkis, Yefim Kopelnik
Ben Colbert, Metropolis Management
Unit Owners in attendance: 5
- III. Meeting Agenda – Approved
- IV. Future Board Meeting Dates for 2017 – The 3rd Monday of:
April, June, August, September, November and December
- V. September and December Minutes – Approved
- VI. Residents ‘ Forum
 - Hallway not being cleaned/cob webs are forming on the walls – 11 WBC
 - Dishwasher and other bulk items thrown down hill behind 1801 SM
 - Election process should be updated – suggested sending a stamped/return address envelope for voters to return their proxies if they are not able to attend in person and submit a ballot
 - RFA 131194 – did the request for candidates go out according to the Condominium Act 45/60 day requirement; candidates only had 4 days to submit their resumes.
 - RFA 149149 – Followup to see when Board members would examine drywall in bedroom closet
 - A hole has been found in the floor of the furnace room at 7 STC #101 and needs attention
 - Unit owner voiced concerns that our unit prices are going down
- VII. President/Treasurer’s Reports
No report given by the President
The Treasurer has not been able to sign bank documents; the President gave a financial report: \$400,000 in Reserve; \$67,000 in Operating Account; \$166,698 Delinquent Fees

VIII. Management Report Action Items:

- a. 278586 - Balcony 3 WBC #301
The balcony has rotted wood and will be repaired in April; the owner is responsible for the cost of moving the central air unit on the balcony;
- b. 149633 - Balcony Inspections 1801/1803 SM
A letter previously discussed will be posted in the buildings to request owners to report any balcony damage and concerns to Metropolis via email or phone call;
- c. 278664 - Bulk Item Concern
Bulk items dropped behind 1801 SM in the ravine, tree debris behind fence at 1800 SM and tree branches on hill of parking lot at WBC to be addressed; Diana Evans and Bob Allen observed the tree debris behind the fence at 1800 SM and noticed that some of it has damaged the State owned chain link fence;
- d. 150597 - Carpet Cleaning
Carpets in all building hallways will be cleaned in April;
- e. 278880 - Cleaning Contractor Proposal
A proposal by JaniKing was presented to the Board; more proposals will be sought by Ben Colbert of Metropolis;
- f. 278441 - Dog Complaint
More signs advising pet owners to pick up after their pets will be purchased to address excessive dog waste on public areas; if someone sees a dog owner not pick up after their pet they are urged to remind them to pick it up or take a photo and report it to Animal Control;
Additional signs will be posted on Long Stream Court, the hill on the side of 1805 Snow Meadow Lane and on the lawn by the tennis court;
- g. 277790 - Dumpster Crash
The damaged fence was repaired;
- h. 277495 - Exterminator Schedule
Requests for appointments by a unit owner at 1805 SM have not kept; bids to be sought for a new pest control company;
- i. 148888 - Homeowner Reimbursement Request
Request for reimbursement of damaged small table outside of 1801 SM T1 unit requested; damaged occurred when tree debris removal was done;
Vote: – No: Naum, Mikhail; Abstain: Bob, Diana, Yefim Request denied;
- j. 148600 - Landscaping Complaint
Unit owner at 10 LSC says that the flower beds on that court are not maintained properly;
Barren areas behind 1800 to 1804 to be seeded with \$300 of seed per Scott Hamlin, landscape company owner;
- k. 131496 - Landscaping Contract
Naum has approved the landscaping contract for 2017

- l. 147511 - Leak in Bedroom Closet 1805 SM T1
Continuing leak into the bedroom closet to be examined; a previous leak from unit #101 had been examined and it was determined that the toilet was loose and that the sub-floor was rotting; no repairs have been made to the flooring and a new leak has occurred; examination determined that the tub is leaning and water is around the toilet – Action to be determined;
- m. 148716 - Brown Discoloration on Laundry Room – 1805 SM
Dry wall paper with discoloration was removed, Kilz applied and painted with white paint;
- n. 278386 - Lighting Concern
A suggestion has been made to install LED lights on the outside fire escape tower walls; different types of lights are currently in light fixtures and this would make them all consistent and save electrical cost;
Poor wiring in the fire escape towers to be corrected and lighting in the stairwells to be completed;
- o. 132206 - Main Gas Line Inspection Contract
Vote to approve contract: Yes – Naum, Mikhail, Bob, Diana; Absent - Yefim
Contract has been renewed; Ben Colbert will assume a portion of the reporting responsibility to save on contract cost and charging only \$500 instead of the requested \$4,000 to perform that function;
- p. 150970 - Plumbing Reimbursement 1809 SM T1
Unit owner will be responsible for charges for Roto Rooter call;
- q. 278732 - Pod Request 1807 SM #101
Pot request approved by Naum; pod to be placed on parking lot by the pool area for one month;
- r. 131219 - Future Project Planning
- Retaining wall – 1804 SM
 - Wood fence
 - Tree trimming
 - Barren patches
 - Erosion areas – French drain
 - Pool House
 - Tennis Court
 - Consistent covers for old air conditioning openings
- s. 278309 - Roof Leak 1809 SM #302
Naum indicated that the leak has been repaired;
- t. 278817 - Water Pressure Flow Concern 1805 SM
It was discovered that the water turn on valve had been moved to a half on position; Advanced Plumbing turned on the flow to full;
- u. 145206 - Noise Complaint – 1802 SM 202/302
Request for a new meeting has been denied; previous mediation has not corrected the noise problem;

- v. 147475- Noise Complaint – 9 STC #101
A warning letter will be sent by Metropolis with a meeting date of March 20th set for a mediation meeting at 10 Long Stream Court with both unit occupants in attendance and Board members;
- w. New Dry Wall Repair Concern 1800 SM T1
Bob Allen and Diana Evans will meet at 5:00 pm on February 22nd to examine dry wall problem; after review it was established that the dry wall installed was not painted correctly and Bob Allen indicated that the owner should keep in contact with him and he will have it repainted;
- x. New Web Site
A motion was made to dismantle the web site –
No: Naum, Mikhail; Abstain: Bob, Diana; Absent: Yefim motion denied.

IX. The Board Meeting adjourned 9:00