

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
June 26, 2017

Board Meeting

The June 19 meeting was rescheduled due to impending wind/rain storm

- I. Call to Order: 7:15 p.m.

- II. Quorum established:
Diana Evans, Naum Gilkis, Yefim Kopelnik
Bob Allen absent; Mikhail Fridman absent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 4

- III. Agenda approved

- IV. Approval of Previous Meeting's Minutes (RFA 132009)
Correction made to the wattage of the flood lights being installed from 30 watt to 600 watt.
RFA: 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;

Caryn Green objected to the approval of the minutes for April 24, 2017. Ms. Green referred to the Bylaw requirement of 15 days' notice for upcoming meetings and this meeting only had 4 days' notice (Friday, Saturday, Sunday, Monday (day of the meeting.))

- V. Residents' Forum:
 - 279850 Commercial Vehicles
 - 143813 Cleaning company is doing a very poor job – cobwebs in hallways, trash in laundry rooms, front entrance glass dirty
 - 131496 Flower beds are poorly maintained; grass missing in many spots and ground is too hard to allow grass seed to take hold;
 - Car on parking lot without tags
 - Residents from Greengate walking dogs on Rockland Run property and not picking up after their pets
 - Outside contractors dumping construction materials in Rockland Run dumpsters
 - When the last time a representative from Metropolis did a walk through on the property?
 - Raccoons on dumpsters

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

VI. President's/Treasurer's Reports

Naum Gilkis reported: As of 5/31/2017

Operating Account - \$ 33,569.16

Reserve Account - \$376,217.62

VII. Action Items:

- a. 147475 Noise 9 ST #101
Metropolis to send letter to resident for a meeting tentatively set for July 17, 2017
- b. 131194 Annual Meeting
The suggestion of having an election committee was put before the Board
The board unanimously voted not to have an election committee.
A motion was made by Diana Evans to have a return envelope mailed out with the proxies for the upcoming election – Naum and Yefim voted no.
A motion was made to have signature cards of unit owners on file;
Naum and Yefim voted no; Diana voted yes.
A motion was made to mail out the current Bylaws with the election notice as there are many new residents; they will be printed in English and Russian.
Naum voted no; Yefim and Diana voted yes
The Bylaws will also be posted on the Rockland Run web site.
- c. 139816 Balcony Inspection 1801/1803 SM
- d. 279225 Balcony Inspection 1801 SM #102
- e. 279265 Balcony Inspection 1801 SM #201
- f. 279597 Balcony Inspection 1803 SM #302
- g. 149633 Balcony Inspection 1801/1803 SM
Results of Mr. Allen's inspections tabled as Mr. Allen did not attend the Board meeting.
- h. 282690 Balcony Repair 5 WB #201
The air conditioner has not been moved yet to allow repairs; Naum is awaiting a phone call from the home owner;
- i. 281824 Bathroom Ceiling Leak 1800 SM #203
Naum will check on; leak is coming from #203 into #103
- j. 150597 Carpet Cleaning
Hallway carpet cleaning will start the last week of June;
- k. 282611 Ceiling Repair 1802 SM T1
Repairs have not been made as repair person is unable to get into the unit;
- l. 277880 Cleaning Contractor
More proposals will be sought for a new cleaning contractor;
- m. 131149 Fire Escape Repairs
The Fire Marshal has presented Rockland Run with a list of items to be corrected in the fire escapes to bring them up to code; work is in progress to correct these;
- n. 280995 Free Trees
Residents who request free trees would have to get permission to plant them on condominium common areas

- o. 282515 Gutter Cleaning 11 WB
The gutter over the entrance way is clogged with leaves and water spills over onto those entering the building; Naum to have gutter cleared
- p. 282847 Heat Issue – 11 WB (**Future projects- 131219**)
A unit owner has requested that a study be made concerning heat buildup on the upper hall area during the summer months; the idea was acknowledged as a condition that exists in all buildings on the top floors and will be added to future projects list.
- q. 282337 Leak – 11 WB #302
The roof area above #302 has been patched but leaks still exist; water is coming in through and the siding on the wall needs repair; the unit owner is going to have his clear story windows worked on to eliminate any water that may leak in through that area;
- r. 144876 Leak – 2 LS 101
Status of the leak is unknown;
- s. 280653 Leak 1809 SM 201
The leak has not been repaired
- t. 282209 Leak 1 ST T1
What is status on this?
- u. 14261 Leak 15 ST T2
Metropolis spoke with Naum - source of leak into unit is unknown;
- v. 281200 Light Out/Water spigot handle 1803 SM
New light bulb has been installed; handle of outside spigot has been replaced; however, the water has not been turned on
- w. 282246 Repair Request 15 ST #302
Will be reviewed on July 5th
- x. 281891 Marshy area near swimming pool 15 ST
Landscaping company will make corrections;
- y. 282898
 1. Concern about Residents turning off water in a building without warning. Notice should be posted 24 hours before work to be done.
 2. Concern about Metropolis's phone lines being busy;
Phone line circuits overloaded
Ben will check on.
 3. Cleaning Company Inquiry (RFA 143813)
 4. When decision to purchase lawn chairs was made and cost.
 5. Concern that the interior lights at 1800 SML need their timers adjusted. Also, the ceiling light fixture between the first floor and terrace level is dirty and burnt out - when will this be replaced?
 6. Request to have the two buckets of gravel/salt in the laundry room for 1800 SML removed until the next snow season.
 7. Concern about the raccoons near the dumpster between 1801 and 1807 SML.
 8. Concern regarding the bushes behind 1800 SML causing AC issues.
 9. Concern that a unit in 1805 is using sheets for drapes.
 10. Continued complaint regarding the 'Junk Trash' vehicle.
 11. Request to know who installed the exterior lights.
 12. Request for check to pay for drywall repair to Unit.

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- z. 282830 Tree Issue – 5 ST
Naum says the tree has been cut down
- aa. 280997 Leak – 10 LS #T2
Leak is not repaired; unable to gain access into unit;
- bb. Bare spots in front of 10 Long Stream – landscaping company will be requested to seed or sod the areas;
- cc. Car without tags on parking lot of 10 Long Stream; has been there for quite some time – Naum will look into it;
- dd. Junk truck on parking lot of Suntop – owner has been told not to park it on Rockland Run parking lot as commercial vehicles are not to be parked on the property – Naum will speak with owner;
- ee. Cleaning company is not dusting, cleaning entrance door glass, wiping off washers and dryers in buildings; this is a continuing complaint – Naum to speak with cleaning people;
- ff. The areas for flowers leading into Rockland Run are not being maintained very well and there are fewer plantings this year than previous years; Naum to speak with landscaper about plantings and upkeep;
- gg. Greengate residents walking their dogs on Rockland Run property and not cleaning up after them – Ben will contact the representative for Greengate;
- hh. Outside contractors dropping off construction debris into Rockland Run dumpsters; if someone sees them doing it they should get the license number and if possible the name on the vehicle; also, take a photo if possible;
- ii. Raccoons – Naum will have someone use a repellent spray around dumpsters; July 2016 this issue was also brought up.
- jj. 149172 Closet repair 1800 SM #T-2
Ms. Green asked what progress had been made concerning the area in her bedroom closet that needs repair and painting – Mr. Gilkis indicated that there would be no action and that this matter will have to be settled in court.
- kk. 148888 Damage to patio table – not settled.
- ll. Diana Evans asked when was new pool furniture purchased and what was the cost. Mr. Gilkis indicated that he made the purchase; cost not determined at that time or where they were purchased.

VIII. Information items:

- aa. 281555 Duplicate payments – resident reimbursed
- bb. 178822 Insurance claim – 13 ST - closed
- cc. 135352 Tax return audit – draft audits to be given to board
- dd. 133999 Future board meeting dates –
August, September, November, December
- ee. 135211 Termination of American Pools contract –
Early termination of contract
- ff. 133076 Tyco work – awaiting access to two units in 1803 SM

- IX. Adjournment – 8:45 p.m.
- X. Executive Session – 8:46 p.m.