

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

**Board Meeting Agenda**

- I. Call to Order: 7:00 p.m.  
The secretary, Diana Evans, arrived at 7:01
- II. Quorum established:  
Bob Allen, Diana Evans, Mikhail Fridman, Naum Gilkis, Yefim Kopelnik  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 6
- III. Meeting Agenda – Approved
- IV. Budget approval – there was an error in the addition on the budget mailed out to unit owners; Ben Colbert made corrections and distributed copies of the new budget to those in attendance; Diana asked how the Unit Owners not in attendance would be informed of the corrected budget; Ben indicated that he would mail out the corrected copies.
- V. Residents ‘ Forum
  - Outside people dumping furniture and debris in Rockland Run dumpsters; if a unit owners sees someone from outside of our community dumping, to get their license number and, if possible, a photo of them as they are dumping trash;
  - Is there a private property sign – yes, next to the gazebo at entrance to property;
  - What is being done to collect unpaid condominium fees; approximately one quarter of our budget is unpaid condominium fees - \$190,000;
  - What is the status of the NAC lawsuit and why is this not being shared with the Unit Owners; Bob Allen indicated that Rockland Run was to pay \$296,00 to the parties involved and was considering the next steps to be taken;
  - The pest control company has been very lax in keeping appointments and has frequently not arrived to take care of pest problems; Management is looking for a new company;
  - Light in the hallway on the 3<sup>rd</sup> floor of 11 Wind Blown Court is out; the light will be replaced;
  - Large tree felled by heavy winds behind 1800 Snow Meadow; fence damaged
- VI. The Annual Meeting adjourned at 7:15

# Rockland Run Condominium Proposed 2018 Budget

	<u>9 Month Actual</u>	<u>2017 Proj. Y.E.</u>	<u>2016 Budget</u>	<u>2017 Budget</u>	<u>2018 Proposed</u>
<b>Revenues</b>					
304010.00 - Assessment Income	591,493	788,657	795,590	795,590	795,590
304020.00 - Late Fee Income	4,498	5,997	5,000	5,000	5,000
304030.00 - Interest Income	948	1,264	10	10	10
304035.00 - Reserve Interest Income		0	2	2	0
304050.00 - Reimbursed Legal Costs	315	420		0	0
304060.00 - Miscellaneous Income	25	33	2,000	2,000	0
304075.00 - Laundry Income	387	516		0	0
304095.00 - Insurance Claim	13,247	13,247			0
<b>Total Revenue</b>	<b>610,913</b>	<b>810,135</b>	<b>802,602</b>	<b>802,602</b>	<b>800,600</b>
<b>Expenses</b>					
<u>Grounds</u>					
406110.00 - Landscaping Contract	12,942	21,534	20,000	22,000	22,000
406113.00 - Grounds OMR	1,418	1,891	3,000	3,000	3,000
406130.00 - Snow Removal	4,763	6,351	15,000	20,000	15,000
406140.00 - Tree Care	1,400	1,867	3,500	3,500	3,500
<b>TOTAL Grounds</b>	<b>20,523</b>	<b>31,642</b>	<b>41,500</b>	<b>48,500</b>	<b>43,500</b>
<u>Pool</u>					
406475.00 - Pool Repair & Maintenance	1,295	1,727	2,000	2,000	2,000
406483.00 - Pool Supplies & Equipment	2,619	3,492	1,000	1,000	1,000
406498.00 - Pool Management	17,200	17,200	17,200	17,200	17,200
<b>TOTAL Pool</b>	<b>21,114</b>	<b>22,419</b>	<b>20,200</b>	<b>20,200</b>	<b>20,200</b>
<u>General &amp; Administrative</u>					
406010.00 - Audit		0	1,600	1,900	1,900
406040.00 - Property Management	34,671	46,228	44,496	45,497	45,497
406050.00 - Bank Charges	1,285	1,713	400	400	1,000
406060.00 - Insurance Premium	42,855	57,140	64,000	50,000	65,000
406063.00 - Insurance Deductible	5,000	5,000	5,000	5,000	5,000
406087.00 - Website	225	300	300	300	300
406070.00 - Postage & Copying	2,169	2,892	4,000	4,000	4,000
406080.00 - Legal Services	7,039	9,385	2,500	20,000	15,000
406045.00 - Meeting Room	50	67	600	600	600
406099.00 - Administrative Expense	8,324	11,099	2,500	2,500	5,000
406490.00 - Bad Debts Expense	1,381	1,841	2,500	2,500	2,500
<b>TOTAL General &amp; Administrative</b>	<b>102,999</b>	<b>135,665</b>	<b>127,896</b>	<b>132,697</b>	<b>145,797</b>

## 2018 Budget

### Building Improvements

406411.00 - Janitorial Contract	17,268	23,024	22,900	22,900	23,000
406435.00 - Sprinkler/Fire Alarm	2,534	3,379	2,000	2,000	2,500
406445.00 - Bldg Maint. & Repairs	167,152	222,869	150,000	160,000	155,000
406406.00 - Plumbing Repairs - Projects	6,811	9,081	9,000	17,000	15,000
406415.00 - Lock Repairs	0	0	500	500	500
406447.00 - Pest Control Contract	3,891	5,188	6,000	6,000	6,000
406460.00 - Fire Extinguisher	0	0	800	800	800
406427.00 - Building Hot Water Heaters	5,919	7,892	11,900	10,899	7,000
406429.00 - Building Supplies & Equip	0	0	1,000	1,000	1,000
407031.00 - Carpet Cleaning	3,864	3,864			4,000
406135.00 - Sewer Jetting	4,652	4,652			5,000
<b>TOTAL Building Improvements</b>	<b>212,091</b>	<b>275,297</b>	<b>204,100</b>	<b>221,099</b>	<b>219,800</b>

### Utility Expense

406055.00 - Telephone	3,260	4,347	2,600	4,800	4,800
406120.00 - Trash Removal Contract	22,220	29,627	26,000	26,000	30,000
406123.00 - Bulk Trash Removal	0	0	1,000	0	0
406310.00 - Electric	53,707	71,609	90,000	70,000	70,000
406320.00 - Water & Sewer	6,886	9,181	20,000	15,000	12,197
406330.00 - Gas & Gas Delivery	43,703	58,271	100,000	95,000	85,000
<b>TOTAL Utility Expense</b>	<b>129,776</b>	<b>173,035</b>	<b>239,600</b>	<b>210,800</b>	<b>201,997</b>

### Reserves

407010.00 - Replacement Reserve	164,500	219,333	169,306	169,306	169,306
<b>TOTAL Reserves</b>	<b>164,500</b>	<b>219,333</b>	<b>169,306</b>	<b>169,306</b>	<b>169,306</b>

<b>Total Expense</b>	<b>651,003</b>	<b>857,391</b>	<b>802,602</b>	<b>802,602</b>	<b>800,600</b>
Net Income	(40,090)	(47,256)	0	0	0