

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
January 22, 2018

Board Meeting

- I. Call to Order: 7:04 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mike Fridman, Yefim Kopelnik
Naum Gilkis absent; Yefim Kopelnik left at 8:00
Ben Colbert, Metropolis Management
Unit Owners in attendance: 2
- III. Meeting Agenda – Approved
- IV. September 25, 2017 Meeting Minutes Approved
- V. President's/Treasurer's Reports
Bob Allen, president, took a survey of hallway lights out during the evening hours; 44 lights were scheduled to be replaced
Mike Fridman, treasurer reported as of December 30, 2017:

Operating Funds:	\$ 34,748.36
Reserve Account:	\$408,545.09
Delinquent Condo Fees:	\$203,805.72
- VI. Residents' Forum
 - The entry way light at 5 Wind Blown Court is flickering;
 - Certificate of Insurance is not up to date; Ben Colbert indicated that he would have the current Certificate, which expires February 2018, put on the web site and will then have the new 2018 Certificate put on the web site;
 - The building bricks on 5 Wind Blown Court are showing cracks and not adjusting to the movement of the building; this will be looked into;
 - The roof at 5 Wind Blown needs inspection and replacement;
 - 5 Wind Blown - ice dams form at the roof level and cause water to seep into window areas;
 - Due to a mailing problem those charged unnecessarily with late fees will have those fees removed;
 - Smoke alarm in fire escape area of 5 Wind Blown is beeping;

VII. Management Report/Action Items

A. **Tax Returns/Audit 2014** (135352)

The auditor, Toal, Griffith and Ragula is unable to complete the 2014 audit due to the lack of a BB&T banking statement for January 2015. To date no one has been able to locate the January 2015 statement which shows end of year totals. An effort will be made by Diana Evans, secretary, when she goes to BB&T to sign a bank document allowing her to see banking activity.

B. **Cleaning Contractor** (277880)

Unit owners have been displeased with the current cleaning service, Silver Cleaning. The contract may not be renewed. Silver Cleaning is being given a two month period to improve their performance; if it does not, a search for a new company will be conducted;

C. **Hallway Light Issue – 1804 Snow Meadow Lane** (286448)

It is reported that this has been corrected;

D. **Interior Hallway Globes** (286345)

The globes have been cleaned of bugs and dirt as of this date;

E. **Leak Concern – 7 Suntop Court 101/T1** (285505)

The leak has been corrected;

F. **Leak In Storage Area Of 5 Suntop Court T1** (286695)

The gutter and downspout have been worked on and the leak into storage area has been corrected;

G. **Lights Out – Building Exterior 1801 Snow Meadow Lane** (287851)

One light has been done and one needs work;

H. **Parking Complaint – Longstream Court** (288569)

A large junk truck has been parking daily on the Suntop lot. The Bylaws state:

(7) Except as otherwise specifically permitted by the Rules or Regulations, only passenger vehicles and motorcycles shall be parked in the parking spaces designated. Therefore, no inoperable, unlicensed or abandoned motor vehicle of any type, and no trailer, boat, or recreational vehicle, shall be parked or stored upon the Property, and no portion of the Property shall be used for the repair, overhaul, painting or work of a similar nature of any motor vehicle. Any such vehicle may be towed from the Condominium at the offending Unit Owner's risk and expense.

The Board has been lenient allowing autos with company insignias on them, considered the sole vehicle of the resident, to use the parking lots. Commercial vehicles are not to be parked on Rockland Run lots. A notice will be sent to the owner. Mike Fridman says he will find out who the owner is and let Ben Colbert know so Ben can create a letter to be sent to the owner. If he puts a tarp over the items in the truck it may be reconsidered.

I. Parking Lot And Dumpster Clean Up (287846)

Many outside individuals have been dumping construction items; unit owners have also been dumping construction items and large items in or by the dumpsters. Unit owners should call a hauler to pick up unwanted large items.

Bob Allen has been given permission to purchase signs to be posted by the dumpsters concerning this issue.

The current company servicing our community is going to be contacted to see if they will provide a weekly/biweekly sweep of the community to pick up large bulk trash.

J. Pole Light Out – Windblown (288151)

The part for the pole light has been ordered;

K. Pole Light Out – 1807 Snow Meadow Lane (288348)

The part for the pole light has been order; concrete cannot be laid until the weather permits it to cure properly;

L. Police Incident (288878)

A person connected with a crime was arrested on the Snow Meadow parking lot; State Troopers have asked Rockland Run and Metropolis to see if anyone was familiar with this individual;

M. Pool Contract (135211)

The pool contract with Sunset Pool has been approved with a 1% increase;

N. Project Planning (131219)

Several projects have been suggested for the 2018 year. Of those three were definitely approved:

Power wash buildings
Correct property erosion
Sod and seed barren spots

Those items presented at the meeting were:

Retaining Wall near 1804 Snow Meadow Lane
Wooden Fencing throughout the community
Tree trimming throughout the community
Barren patches on the landscaping throughout property
Erosion issues throughout property
Power Washing of the buildings
Drainage behind 10 Long Stream Court
Drainage issue next to the Pool
Upgrade/repairs to the pool house
Tennis Court repairs
Sufficient lighting around the property
Longevity of lights within the sconces within the building

O. Resident Concern – Bats – 10 Longstream Court #202 (284878)

The gaps in the siding and roof level have been repaired.

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

- P. **Resident Concerns – 1800 Snow Meadow Lane (288348)**
The questions presented to the board by the resident were not addressed as the unit owner was not present.
- Q. **Snow Removal Proposals (143238)**
Those present stated that the current snow removal service has been good and snow falls has been very light to date;
- R. **Status Of Lights – Exterior Of Buildings (288967)**
The type of lights used on the exterior of the buildings have a short life time; lights are purchased from Geller Lighting.
Receipts show: Metal Halide 150W protected medium base; Metal Halide 400W Clear Mogul Pulse start; 175W Metal Halide BT28 Clear Mogul Base
Are these correct lights for the need?
- S. **Tree Down – 1800 Snow Meadow Lane (287735)**
Pikesville Tree sawed up the tree that was blown over by a wind storm; it has been noticed that the pieces were thrown over the fence even though they charged Rockland Run for hauling it away. To be looked into

Information Items:

1. 18 Wheeler Concern (288774)
Trailer parked on lot was moved;
2. ACC Request (288902)
A form was sent to the unit owner to fill out with the request to close in the balcony area; this will be submitted to the board for review and approval;
3. Annual Meeting (131194)
Quorum was met and the election was held:
Bob Allen was elected with 76 votes

Determination of Positions on Board:

President	Bob Allen	3 Years in Term
Vice President	Naum Gilkis	1 Year remaining
Treasurer	Mikhail Fridman	2 Years remaining
Secretary	Diana Evans	2 Years remaining
Member at Large	Yefim Kopelnik	2 Years remaining

4. Board Meeting Date (133999)

JANUARY 22	JULY 23
MARCH 26	SEPTEMBER 17
MAY 21	NOVEMBER 26

5. Master Gas Meter Operator (Dimp) paper update (136261)
Ben Colbert met with Mr. Miller for the annual meeting;
6. Ice Concern – 1811 Snow Meadow Lane (288846)
Ice area broken up.

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

7. Insurance Renewal (133178)
The cost for 2017 was \$63,000. Ben Colbert will provide new total and have the new Certificate of Insurance posted on the web site.
8. No Heat And No Hot Water 1801/101 Snow Meadow Lane(289056)
Unit owner at the new building (constructed after the fire of 1996) was informed that the hot water heater is the responsibility of the unit owner. A contractor number was provided to the unit owner as a reference for someone to call for repairs;
9. Pipe Break – 5 Suntop Court -Claim #Abk2043 (287465)
Pipe repaired but not covered by our insurance policy;
10. Tyco Work – 1801/1803 Snow Meadow Lane(133076)
A full test of the completed system will take place; unit owners are asked to be present on the date approved for the test.

Executive Session was open

I. Lawsuit - Silverman Vs Rockland Run (284751)

Metropolis received a legal complaint filed by Mr. Silverman. The Court found in favor of Mr. Silverman. An appeal was submitted and the next trial date is set for April 26th at 9:00 AM.

Additionally, legal counsel suggested a letter be sent from the Board regarding the hot water heaters within 1801 and 1803. Ms. Evans did not sign the letter as she was not informed or present at a meeting held by the board members; the letter was signed and presented to Ms. Evans and she refused to sign until she was fully informed on the issue. Ms. Evans also felt that a group meeting should be held with the unit owners to explain but was told that the unit owners were already aware of the stance.

After discussion at the January 22, 2018 meeting Ms. Evans agreed to sign the letter. She agreed that the water heaters installed in 1801/1803 Snow Meadow Lane did work consistent to that of a furnace by supplying heat; Unit owners with furnaces used solely for the heat of their unit is consistent with the hot water heaters used by unit owners at 1801/1803 Snow Meadow Lane as the water heaters are used to provide heat to individual units with a different heating system than those in the older units with forced air furnaces.

II. NAC Lawsuit (132512)

North Arundel Contracting (NAC) has served the Association with a lawsuit and a set of questions after attempted mediation concerning payment of invoices from the 2012 hurricane damages/repairs. The Association filed the intent to defend. A settlement agreement was given by the Courts. Metropolis has been informed that the court found in favor of NAC with a Writ of Garnishment on Rockland Run funds.

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

Mr. Reuben Hamby, Esq., lawyer representing Rockland Run, attended the board meeting on January 22, 2018 to discuss the case and next steps. Questions were presented to Mr. Hamby by board members and two of the unit owners present. Bob Allen has suggested offers to be presented to NAC with amounts lower than the amounts accepted by the court. A mediation hearing will be held at the Court of Special Appeals on February 20, 2018 to present the counter offers. Ms. Evans has requested to be present at the meeting.

If the counter offers are not accepted Mr. Allen would like Mr. Hamby to represent Rockland Run at a trial. This will entail additional expenses for Rockland Run. Mr. Hamby has been paid for his current work but would require additional funds to continue the case.

It was asked if NAC could garnish money now and the answer was yes.

Next Board Meeting to be held on March 26, 2018.

Adjournment 9:05