

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
July 23, 2018

- I. Call to Order: 7:02 p.m.
- II. Quorum established:  
Bob Allen, Diana Evans, Mike Fridman, Yefim Kopelnik  
Naum Gilkis Absent  
Yefim Kopelnik left at 7:45  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 7
- III. Meeting Agenda – Approved
- IV. June 2018 Minutes Approved
- V. Treasurer’s Report – June 31, 2018

BUDGET 2018	2018	May	June	July
Expenses		68,680.08	50,681.09	85,625.73
Revenues		67,409.97	66,062.20	61,407.39
Net Income		(1,270.11)	15,381.11	(24,218.34)
Condo fee prepaid		58,344.50	38,784.91	37,235.81
Condo fees owed		220,370.80	204,932.31	210,006.29
Reserve Accounts				
Check/Money Market 4707		57,529.26	57,470.36	57,352.25
Business Value 8845		44,649.68	54,370.17	47,555.36
Business IDA 4715		243,968.50	244,002.69	244,063.07
Total Reserve		346,147.44	355,843.22	348,970.68
Business 8845 deposits*		5/21/18 16,000.00	6/22/18 16,000.00	8/23/18 16,000.00

## VI. RESIDENTS' FORM

- Rob Alpern inquired into the progress of his request for reimbursement for hot water heater expenses;
- Parking lot resurface – Carl Simon, a unit owner, says he will check with Twin Ridge as to who performed the parking lot work for them and pricing;
- Entrance hallway light out at 10 Longstream;
- Mattress left behind dumpster near 11 Windblown Court;
- Raccoons in dumpsters – Ben Colbert will contact Environmental Trapping; suggests keeping lids down on dumpsters;
- Doggie Bags  
A problem exists due to owners of dogs not picking up after their pets. Doggie Stations have been placed at various areas to supply doggie bags. Unfortunately replacement bags have not been put into the empty boxes. Jerri Bright, a unit owner, has volunteered to check these stations and refill as needed. She has presented samples of less expensive bags and has requested the key to the stations to allow her to refill the stations.

Bob Allen and Mike Fridman said they would find out where the key to the stations is located.

- Fence concerns were addressed – the fence that faces the Jones Falls Expressway is in need of repair. Repair/replacement/paint all discussed and placed on the future projects list;
- Door gap at 1800 Snow Meadow needs repair;
- Mouse and snake problems at 1800 Snow Meadow;
- Siding off 1800 Snow Meadow at back of building;
- Abandoned vehicles on parking lot near 1800 Snow Meadow;
- Dryer time off on machine in laundry room 1800 Snow Meadow;
- Leak in laundry room at 1800 Snow Meadow after heavy rains;
- Has Ben found out any information regarding payments to Comcast;
- Why is board paying bills from the reserve account;
- Need new picnic tables in swimming pool area.

## VII. ACTION ITEMS

### A. NAC Lawsuit — 132512

A letter is to be sent to all Unit Owners explaining the NAC lawsuit.

Ben Colbert has created a sentence for the approval of the Board of Directors before it is mailed.

Bob Allen and Diana Evans reviewed Ben's submission and have created an edited version for circulation to Unit Owners.

### B. 2014/2015 Tax Returns/Audit — 135352

The 2014/2015/2016/2017 audits have not been completed to date. The current auditor, Alta CPA Group LLC has stated that they are unable to complete the 2014 audit due to missing documents for the year end of 2014; at that time the Rockland Run accounts were held by the Susquehanna Bank and transferred over to the BB&T Bank. Copies of the final quarter statement have been requested of the board members during that time period and have not been able to get the copies.

A petition with 17 signatures was presented to the Board president, Bob Allen, secretary, Diana Evans, and Ben Colbert of Metropolis Management requesting all audits be brought up to date and in a timely manner. Those presenting the audit would like to be informed of the progress made starting with the 2014 audit and the work to be done on the 2015, 2016 and 2017 audits.

The new audit company is: Alta CPA Group LLC  
 59 Franklin Street, 2<sup>nd</sup> Floor  
 Annapolis, MD 21401  
 Jeffrey Griffith, CPA

Bob Allen is to visit BB&T to see if he can get the missing documents; Susquehanna Bank was acquired by BB&T and the hope is these documents will be available through BB&T.

- C. Balcony Concern – 7 WBC 202  
 Hammerhead Construction looked at problem: water running through ceiling of balcony and causing mold in fire escape and porch area; siding loose beside deck joists. Recommended solutions forwarded to the board for approval. A Unit Owner offered a name of an independent contractor, Bob Olivere, if another source was needed for repairs.
- D. Broken Fence – 1809/1811 SML – 293749  
 It was discovered that the area in question is actually the post fence behind Wind Blown Court. Several slats have broken and replacements are being taken care of.
- E. Concrete Repairs (Walkways) – 293747  
 Most cracked sidewalk panels were replaced; there is still a problem area near the handicap ramp in front of 1801 Snow Meadow.
- F. Dumpster Concerns – 293743  
 Metropolis received a concern from Ms. Bright of 10 Longstream Court regarding trash around the dumpsters. The board will ask the current trash collection service to help in relocating unused dumpsters and the trash overload in other dumpsters.

Diana Evans did a survey of dumpsters; number of units using dumpsters in designated areas and discovered there is a disproportionate distribution. Diana and Bob Allen looked at the areas and considered suggestions to propose to the trash collection company.

Some areas are under used and others over used.

	Units	Trash	Recycle
Longstream	36	2	1
Windblown	57	3	1
Suntop	64	3	1
Snow Meadow*	84	3	2
1800-1804	30		
1801-1807	35		
1809-1811	19		

- G. Flooding/Foundation Crack – 11 WB 101 – 293947  
Metropolis received a message from Mr. Purisch that water was flooding his apartment. Hammerhead investigated. Downspout and gutter clogged; foundation cracked causing leak in corner of apartment. Need to unclog downspout and gutters and repair cracked foundation and treat with mold treatment product. Report submitted to board for approval; Bob Allen to check out.
- H. Foundation Crack – Mold - 11 ST 102 - 294958  
The storage area has a moldy smell; Bob Allen to inspect.
- I. Front Door Slamming – 15 ST - 294391  
Request made for repair/has this been repaired.
- J. Leak - 7 STC 301/201 — 289715  
Leak between 7 Suntop Court 301 and 201; Bob Allen to check out.
- K. Leak In Ceiling – 13 STC T1 — 291137  
Mr. Shwartz of 13 Suntop Court T-1 reported that a leak from above. Bob Allen was contacted immediately afterwards, and he stated he would investigate.
- L. Outside Railing Issue – 294356  
The sidewalk railing behind 1801 Snow Meadow Lane is leaning.  
Bid out to repair or replace railing on right hand side as one walks down the sidewalk; iron work.
- M. Pipe Break - 5 STC (Claim #ABK2043) — 287465  
An 18" pipe connected to the storm drains behind 5 Suntop Court ruptured; crews dug up the pipe. Travelers inspected the pipe on November 9<sup>th</sup> (claim number is ABK2043) and Travelers denied it as the drainage pipe was not covered under the policy. The pipe has been repaired. Mr. Allen stated he would speak with the neighboring Association regarding paying half of the cost, they said they would not pay.  
Reuben Hamby, lawyer for Rockland Run, to look into issue
- N. Rattling Pipes - 1802 SML T1 — 289427  
Approval given to have plumber drain air pocket from pipes.
- O. Storage Area Concern – 1 WBC #103 – 286211  
Metropolis forwarded the concern from 1 Windblown Court #103 regarding a leak in the storage room; Bob Allen checking on this.
- P. Tennis Court Repairs — 284214  
Metropolis received a complaint from Ms. Fisher of 7 Suntop Court #T-2 that the tennis court has cracks with grass growing in it and the trash can is overflowing  
Bob Allen is speaking with Twin Ridge about a cooperative effort to keep tennis court in good repair; he is thinking that Rockland Run would charge Twin Ridge a yearly fee of \$1.00 if they maintain the courts. Tennis court has been cleared of weeds.

INFORMATION ITEMS  
EXECUTIVE SESSION

Did not discuss due to lack of time

Meeting Adjourned: 9:05 p.m.