

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
June 18, 2018

Board Meeting

- I. Call to Order: 7:00 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Yefim Kopelnik
Mike Fridman, Naum Gilkis Absent
Yefim Kopelnik left at 8:00
Ben Colbert, Metropolis Management
Unit Owners in attendance: 6
- III. Meeting Agenda – Approved
- IV. March 2018 Minutes Approved
- V. Treasurer’s Report – May 31, 2018

| BUDGET 2018 | 2018 | May |
|----------------------------|------|------------|
| Expenses | | 68,680.08 |
| Revenues | | 67,409.97 |
| Net Income | | (1,270.11) |
| | | |
| Condo fee prepaid | | 58,344.50 |
| Condo fees owed | | 220,370.80 |
| | | |
| Reserve Accounts | | |
| Check/Money Market 4707 | | 57,529.26 |
| Business Value 8845 | | 44,649.68 |
| Business IDA 4715 | | 243,968.50 |
| Total Reserve | | 346,147.44 |
| | | 5/21/18 |
| Business 8845 deposits* | | 16,000.00 |

VI. Residents’ Form

- Mr. Rosenblum asked that a structural check be made before any power washing done to outside of buildings;
- Siding is off under the cluster window on the right side at 5 Windblown Court;
- Ms. Bright mentioned that repair work is being done on cars on the parking lots and that is against the Bylaws;
- Ms. Bright asked when the parking lot lines are going to be redone;

- Ms. Fisher mentioned that the cold water spigot is missing from the laundry room at 7 Suntop Court;
- Mr. Alpern of 1801 Snow Meadow Lane asked when he would be reimbursed for the replacement of his hot water heater. Mr. Alpern's lawyer asked the board to make a decision on this in 30 days or he would be forced to go to court;
- Mr. Allen would like to see all torn window screens replaced and windows to look neater; some have damaged venetian blinds at windows;
- Doggie stations do not have bags for pet owners and are in out of the way locations;
- The fence facing the Jones Falls Expressway needs to have the graffiti painted over;
- Storage rooms in each building need to be cleared of items outside of the assigned storage units. Bylaws state that no items may be stored in common element areas;
- When are condensate lines going to be cleaned?
- Can the entrance doors to each building be cleaned as they have dirty prints and scuff marks which make them look very dirty;
- Picnic tables at the pool have warped wood and splinters – need to be smoothed.

VII. Pool House Update – The Pool House was painted a clean white and the screens on the windows were replaced. The conditions had deteriorated and were unhealthy. Bob Allen decided to have the updates performed for the benefit of those who use the pool. There are still more corrections and updates to be made at pool but this a beginning. The baby pool is due repairs and more pool furniture are in the works.
Thank you to Bob for being pro-active.

VIII. ACTION ITEMS

A. NAC Lawsuit — 132512

A letter will be sent to all Unit Owners explaining the NAC lawsuit; Ben will create a letter to be approved by the Board of Directors before it is mailed.

- 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 with a total of \$129,000.
- The Association filed the intent to defend.
- A settlement agreement was given by the Courts and found in favor of NAC with Writ of Garnishment on Rockland Run funds.
- Mr. Hamby, the current 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 suggested offers to be presented to NAC with amounts lower than the amounts accepted by the court.
- 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.
- A mediation hearing was held at the Court of Special Appeals on February 20, 2018 to present the counter offers.
- Mr. Hamby explained that counter offers were presented to NAC and Victory Management and were accepted
- NAC was awarded \$205,000 from the original \$270,000

- Victory Management was awarded \$23,500 from the original \$35,000
- Mr. Hamby believes that the previous lawyers (3 in total) were negligent and did not represent Rockland Run's best interest; he and Bob Allen realized that future legal action would cost the community additional unnecessary legal expenses.

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, 2nd Floor
Annapolis, MD 21401
Jeffrey Griffith, CPA

The Board is seeking help from Susquehanna Bank in getting the copes needed.

A. 2018 Landscaping Contract — 131496

Bob Allen is working with Scott Hamlin on future landscaping needs. No complaints about current lawn care as the season has been unusual; service was adjusted due to unusual rainy season. An effort will be made to mow the lawn on Mondays when the pool is closed.

B. 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.

C. Broken Fence – 1809/1811 SML – 293749

There are several places where the fence needs to be repaired between 1809 and 1811 Snow Meadow Lane. Bob Allen will do a survey of the area.

D. Bulk Gas Contract – 132003

Per agreement by the Board of Directors, the agreement with Bollinger was signed on May 31, 2016. The current agreement is: \$0.539 for 24 months.

The new pricing is as follows:
12 Months: \$0.4465 per therm
24 Months: \$0.4310 per therm
36 Months: \$0.4305 per therm

The Board approved 36 month contract

E. Carpet Cleaning – 150597

The carpet on the lower level by the laundry room at 1804 Snow Meadow Lane needs to be replaced due to several floods. Bob Allen has suggested removing the carpet on that level and placing floor tiles in that area. He would also like to do this in all buildings on the lower levels by the laundry rooms.

Look for another company to do carpet cleaning – do not use Silver Cleaning.

F. Cleaning Contractor — 277880

As the Board may recall, Metropolis had obtained the following quotes for cleaning services:

JaniKing - an employee 5 days a week for 5 hours for \$1,900 a month for the first year and \$2,000 the second. (\$22,800)/(\$24,000)

Green Apple, \$1,196 a month (\$23,000 annually, includes all supplies)

It was suggested by Dawn Fisher that the Board allow one of the two companies (JaniKing or GreenApple) do a trial cleaning for six months in place of Silver Cleaning. Also, to research additional janitorial/cleaning services.

G. Concrete Repairs (Walkways) – 293747

Bob Allen received bids to replace cracked sidewalks - \$400 per section quoted. The board approved a bid to replace cracked sidewalk area on Suntop Court.

H. 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.

I. Entrance Hallway Light – 1805 SML – 292657

Replaced

J. Fire Inspection – 13872

The Board approved renewal of the contract with Fireline for the 2018 fire alarm, inspection services and fire extinguisher inspections. \$980 Annual fee

K. Flooding From Ground – 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 mildicide. Report submitted to board for approval.

L. Grilling Violation — 291165

Metropolis received an email notification from the owner of 10 Longstream Court #102 advising that on March 13 the occupants of 10 Longstream Court #T2 were using a grill and cooking food. The grill was very close to the building, the smoke frightened people thinking there was a fire, and the homeowner would like the Board of Directors to take action on this due to the fire experienced in 1996.

The occupant was informed of the fire code that requires all grills and grilling to be at least 15 feet away from buildings. A copy of the fire code concerning grilling will be sent out unit owners.

- M. Gutter Cleaning Request – 293510**
The proposal from Specialty Gutter to clean all gutters, remove debris from roofs and check for clogs in downspouts, and minor repairs for \$2,900. Approved.
- N. Leak - 1800 SML T2 — 289517**
Problem solved
- O. Leak - 7 STC 301/201 — 289715**
Metropolis was made aware of a leak between 7 Suntop Court 301 and 201
Michael Allen will look at it.
- P. Leak In Ceiling – 13 STC T1 — 291137**
Mr. Shwartz of 13 Suntop Court T-1 reported that a leak from above on March 16. Mr. Allen was contacted immediately afterwards, and he stated he would investigate.
- Q. Light Out – 4 LS 101 – 293208**
Replaced
- R. 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
- S. Parking Complaint - Longstream Court — 288569**
Metropolis received an email submission from Ms. Bright that there was a box truck parked in the Longstream Lot.
The truck has been parking on the lower level near the pool; this area has been designated the location for large trucks and commercial trucks to park as the Bylaws forbids parking of commercial vehicles on Rockland Run parking lots; this is a compromise at this time to accommodate large vehicles.
- T. Parking Lines Issues – 294316**
Bob Allen is looking for bids to do asphalt work on the parking lots in the fall. Twin Ridge did their parking lot and it looks good; try to find out who did their parking lot and how much.
Also, the fire lines need to be repainted as the paint has peeled off.
- U. Parking Lot Drainage Issue – 293752**
The parking lot drains are not funneling rain water correctly and large areas are flooded after a major rain. This problem will be addressed when the repaving of the lots takes place. Someone will look to see where these areas are and why they do not drain properly.
- V. 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 9th (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

W. Plumbing/Common Area – 132483

This is the master RFA for:
 Jetting of the main and clean outs
 Clearing of the condensate lines
 Clearing of the vertical stacks

The board voted yes to go ahead with work

X. Pole Light Out – Windblown – 288151

New street light installed.

Y. Pool Contract — 135211

Pool notice was approved; pool hours and pool rules not mailed out; Lifeguard was late several times, if this happens again the issue will be addressed with Sunset Pool.

Z. Pool Entry — 133466

Sunset Pool will put together a memorandum reminding people that pool passes are required; users must show a pass to use the pool. Those who owe fees cannot be denied access to the pool.

AA. Rattling Pipes - 1802 SML T1 — 289427

Approval given to have plumber drain air pocket from pipes.

BB. Siding - 10 LSC — 290663

Metropolis received a report that siding had broken lose at 10 Longstream Court. **Has this been repaired?**

CC. Siding - 11 WBC — 290678

Metropolis reported the damaged siding for 11 Windblown Court to Mr. Allen. **Has the siding been repaired?**

DD. 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.

EE. 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.

FF. Power Wash

Will the board be hiring a company to power wash the siding; and will it do damage because the siding and bricks are old?

GG. Landscape – Flowers

Ms. Bright asked why landscaper does not plant flowers under the small garden area next to 10 Longstream Court. Flowers will be planted in that area.

HH. Tree Next To 10 Longstream Court Building

Ms. Bright mentioned that the pine tree on the side of 10 Longstream Court was leaning and was afraid it would fall over.

II. Doggie Stations

Replacement bags to be purchased at Home Depot. Bob Allen will ask Michael Allen to lead up this project. Unit Owners to report to the Board those seen not picking up after their dogs; try to see where the pet owner lives and day of the event.

INFORMATION ITEMS
EXECUTIVE SESSION

Did not discuss due to lack of time

Meeting Adjourned: 9:05 p.m.