

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
March 26, 2018

Board Meeting

- I. Call to Order: 7:10 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mike Fridman, Naum Gilkis, Yefim Kopelnik
Yefim Kopelnik left at 7:18
Ben Colbert, Metropolis Management was running late and arrived 7:10
Reuben Hamby, Attorney for the North Arundel Contracting (NAC) law suit
Unit Owners in attendance: 9
- III. Meeting Agenda – Approved
The meeting agenda was altered to allow Mr. Hamby to explain the NAC law suit and the results of the mediation meeting held on February 20, 2018.
- IV. September 25, 2017 Minutes Approved
- V. Treasurer’s Report – figures not given at meeting; taken from financial reports
As of April 30, 2018; Expenses/Revenues reported by Metropolis

BUDGET 2018	2018	Jan	Feb	Mar	Apr
Expenses		69,962.71	113,459.96	55,403.68	122,005.60
Revenues		66,902.05	68,154.22	67,313.30	67,388.75
Net Income		(3,060.66)	(45,305.74)	11,909.62	(54,616.85)
Condo fee prepaid		51,040.90	51,251.65	53,264.55	53,795.97
Condo fees owed		209,766.48	214,309.16	216,642.16	218,154.77
Reserve Accounts					
Check/Money Market 4707		58,010.29	57,744.81	57,647.37	57,588.47
Business Value 8845		0.00	0.00	23,859.67	36,424.57
Business IDA 4715		10,889.71	220,390.23	243,900.56	243,931.98
NAC Lawsuit		0.00	(228,500.00)	0.00	0.00
Total Reserve		68,900.00	278,134.85	325,407.60	337,945.02
Business 8845 deposits*		0.00	0.00	3/7&3/23/18 32,000.00	4/27/18 16,000.00

\$448,890.23 minus \$228,500.00 = \$220,390.23

- VI. **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 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 a 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.

VII. Residents' Form

1. A unit owner questioned why the community had not been informed of the NAC suit when it first came up. He felt that the community had a right to know about this and to have input into how to proceed. More transparency is needed.
2. A unit owner asked who decided not to pay the original invoices from NAC and Ben Colbert indicated that Ivan Sadykov, who was president at the time, agreed with Naum Gilkis that not all work was done satisfactorily and decided not to pay NAC for the work. Naum indicated that at that time Rockland Run funds were very low.
3. A unit owner asked how much was paid to Rockland Run lawyers to represent Rockland Run with the suit. There were 3 lawyers in addition to Mr. Hamby who was paid \$35,000.
4. 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

Ben Colbert stated that Alta CPA is working on the 2015 audit and will keep the secretary and petitioners apprised of the progress.

5. A unit owner questioned what constitutes a common element and what a limited common element is. Bob Allen explained that a common element is the infrastructure and support of the buildings shared by all unit owners. A limited common element is a balcony or sunroom and is only accessible to the unit owner as part of his unit and only used by that unit owner; pipes, conduits are the responsibility of the Council. The cost of maintaining and repairing or replacing of Limited Common Element - pipes and conduits is a common expense.
6. A unit owner asked why we have \$214,000 in unpaid condo fees; what is the current lawyer, M. Edvard Shprukhman, doing to collect the fees. Bob Allen indicated that Mr. Hamby has been hired to help with the collection process on those who owe. The Bylaws state that fines are to be paid as well as condo fees; the Bylaws have not been enforced.
7. Each year those who owe condo fees are informed that they may not use the community swimming pool; however, this has not been enforced. Sunset Pool will be sending out a notice to unit owners indicating that pool passes will be required to use the pool and Metropolis Management will inform unit owners that those who owe fees will not be allowed to use the pool until their delinquent fees are paid.
8. Unit owners indicated that Rockland Run Bylaws are outdated and it was decided that Caryn Green will retype the original Bylaws in a format that can be entered into a computer application and update the Maryland Condominium Act.
9. A unit owner stated that the large ditch behind 7 Suntop Court is very dangerous; it has a flimsy orange fence around it and does not keep children from playing in the area. Naum Gilkis indicated that a bid for work on this was received and requested \$20,000. A motion was made to seek additional bids with a cap of \$25,000. The motion was made by Bob Allen and seconded by Mike Fridman. A vote was taken and passed: Bob Allen, Mike Fridman, Naum Gilkis; Diana Evans abstained because she did not know the real particulars of the site damage and needed more information.
10. A unit owner brought up the disgraceful condition of our dumpsters and bulk trash. Renters are leaving large pieces of furniture and debris as they move in and out. The Bylaws state that copies of leases and names of renters are to be kept by Management to help establish residents who are renting to allow communication with them.
11. Dawn Fisher of 7 Suntop Court reported that work being done on the drains in the laundry room has affected the electricity in her unit. When work was previously done the electricity in her unit would go out. Is there a wiring problem that is associated with the laundry room and her utility wires? A question was asked as to who was performing the drain work so that they could be questioned about the procedure and if they noticed any problems.
12. Metropolis Management has indicated that in a major mailing to unit owners, a copy of asbestos information be included to inform owners that work done to remove original popcorn ceilings, walls and drywall tape require abatement measures to prevent the asbestos dust from circulating as it is a health hazard.
13. Metropolis will also include a reminder that all unit owners should have condominium insurance and that renters should also have renters insurance as it a requirement per the Maryland Condominium Act known as a HO6.
14. The contract for the current cleaning service, Silver Cleaning, is due for approval and increase. Many unit owners have complained about the service and at the meeting in January 2018 it was decided to give two months to improve or a search

for a new company would take place. Dawn Fisher brought a young lady to the meeting who was interested in putting in a bid and wanted to know what the job entailed.

15. A unit owner indicated that those servicing our condominium should not be personal friends; if that person was not doing a good job it would be a problem to let them know that the job was deficient and hard to fire them.

One again the name of the former maintenance man, Curtis, came up as he was well liked and did work without having to be told or followed to be sure he did the work. Curtis was the maintenance person for many years and knew about the condensation pipes and annual work needed to be done.

Bob Allen said he would speak with Curtis.

Agenda items were not addressed due to time limitations and will be continued at the next board meeting.

Next Board Meeting to be held in May 2018.

Adjournment 9:05