

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
September 17, 2018

- I. Call to Order: 7:01 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mike Fridman
Naum Gilkis, Yefim Kopelnik Absent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 6
- III. Meeting Agenda – Approved
- IV. July 2018 Minutes Approved
- V. Treasurer’s Report for: – July 31, 2018

VI.

BUDGET 2018	2018	July	August	September
Expenses		85,625.73	94,177.07	63,459.91
Revenues		61,407.39	66,790.68	67,129.20
Net Income		(24,218.34)	(27,386.39)	3,669.29
Condo fee prepaid		37,235.81	40,290.29	33,983.82
Condo fees owed		210,006.29	210,971.67	219,781.20
Reserve Accounts				
Check/Money Market 4707		57,411.15	57,352.25	57,293.34
Business Value 8845		35,978.46	47,555.36	33,519.77
Business IDA 4715		244,039.23	244,063.07	244,061.56
Total Reserve		337,428.84	348,970.68	334,874.67
Business 8845 deposits*			8/01/18 16,000.00	8/23/18 16,000.00

VII. RESIDENTS’ FORM

- 1809 Snow Meadow #101 has water leaking into unit
- 1804 Snow Meadow Lane laundry room – what is status on work
- Ms. Green questioned status of RFA 232483 and clearing of condensate lines, jetting of pipes and pipes
- Ms. Green questioned status of RFA 150585 – leak in laundry room at 1800 Snow Meadow Lane

- Ms. Green asked for a key that would open the mechanical room in her building, 1800 Snow Meadow Lane, as the Orkin Pest Control Company has been unable to get into that room to place traps for mice and snakes
- Ms. Green asked if a regular Board meeting would take place after the Annual Meeting. Mr. Colbert indicated that there would not be a regular Board meeting at that time. While votes for candidates were being tallied, a resident forum could take place.
- Mr. Adler of 1804 Snow Meadow Lane stated that his unit is enclosed and that water is entering into his furnace room and balcony.
- Mr. Adler also mentioned a mold problem exists in 1804 Snow Meadow Lane
- Mr. Adler questioned if the condensate lines had been cleared
- Light fixtures on top stairwell level of 1804 Snow Meadow Lane have been damaged and need replacements.
- Drywall work at 1804 Snow Meadow Lane left a lot of debris on the carpet and did messy work
- Lights are reported out at 1800 Snow Meadow Lane, 1811 Snow Meadow Lane and 2 Longstream Court
- Ms. Evans reminded the Board that she needs a key to the condominium office. Ms. Evans was certified to shut off gas lines in cases of gas leaks and is to have keys to all mechanical rooms to be able to shut of gas lines in times of emergencies.

VIII. ACTION ITEMS

A. MINUTES — 132009 — Attachment

July 2018 minutes approved.

B. 2014/2015 TAX RETURNS/AUDIT — 135352

Auditors Toal, Griffith and Ragula were approved to complete the 2014 and 2015 tax and audit work. Metropolis continues to provide the requested documentation to the auditor. We note that Toal, Griffith and Ragula have disbanded. In the interim, as the Charter lapsed due to the current CPA not submitting the taxes, Metropolis employed Frank Hajek and Associates to complete all the outstanding taxes as well as the articles of reinstatement for the charter. Mr. Gilkis signed and delivered the paperwork.

The new auditor, Alta CPA Group LLC is awaiting paperwork to complete the 2014 audit; Alta will move on to start the 2015 audit and then on to the 2016 and 2017 audits with the anticipation of receiving the information necessary to complete the 2014 audit. Per a request from a Unit Owner the 2013 audit will be printed without the designation of draft on the pages.

C. 2019 DRAFT BUDGET – 167725

Metropolis will provide a draft budget for 2019 in the next two weeks.

D. 2019 LANDSCAPING CONTRACT — 131496

At the June 2018 meeting it was stated that Michael Allen would replace the dog bags throughout the property. Ms Bright has volunteered to do this. **Needs clarification.**

It has been decided not continue the contract with Scott's Landscaping. Metropolis will seek out bids.

E. 2019 POOL CONTRACT – 135211 – Attachment

Sunset Pools was selected as the pool vendor of choice for the 2018 season. Metropolis received some concerns regarding the pool status during the year. However, they have provided a proposal for 2019 with a 1% increase (\$18,854). The Board approved the renewal of the pool contract with Sunset Pools.

F. ANNUAL MEETING – 131194

The Annual Meeting is scheduled for November 26. Notices and request for candidates to fill one open position will go out in two weeks.

G. BALCONY CONCERN - 7 WBC 202 — 294166

Metropolis forwarded the concern from 7 Windblown Court #202 that #302 was leaking onto their unit from the gutter. Mr. Allen stated that Velasquez Construction would investigate the matter, however, at the July meeting; it appeared Velasquez Construction was not providing the appropriate work. Bob Allen to follow up on.

H. BALCONY FLOOR – 1804 SML 303 – 297011

Metropolis forwarded a concern to Mr. Allen from 1804 Snow Meadow Lane #303 that the paint on the balcony was peeling; balcony to be looked at week of September 17-21.

I. BLACK MOLD – 1804 SML – 294268

Metropolis received several calls regarding mold in 1804 Snow Meadow Lane #101 and in the laundry room. Metropolis dispatched Hammerhead Construction to review #101 and the laundry room while Mr. Velasquez has removed the drywall; mold mediation needs to occur within the laundry room and various furnace rooms. As ServPro could not schedule an appointment until Friday June 22, Metropolis contacted Jenkins Restoration who completed the mold remediation. Drywall replaced; unit owner did mold sampling and found mold; owner to email information to Ben Colbert at Metropolis for follow up.

J. BROKEN FENCE ON HILL BEHIND WINDBLOWN COURT — 293749

There are several places where the fence needed to be repaired.. Replacement slats were installed.

K. CLEANING INTERIOR HALLWAY GLOBES – 286345

At the September 2017 meeting the matter of the interior light globes needing to be cleaned was raised. The Board decided that this work would be done, and Mr. Gilkis arranged for the cleaning. The Board wished for this to be done yearly. Decision deferred for now.

L. DUMPSTER CONCERNS — 293743

Metropolis received a concern from Ms. Bright of 10 Longstream Court regarding trash around the 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		

M. FLOODING – 7 WBC T1 – 196830

Metropolis received a concern from 7 Windblown Court t1 regarding water infiltrating into their unit. Mr. Allen spoke with the homeowner; Bob Allen to ask Michael Allen to look at problem.

N. FLOODING FROM GROUND - 11 WB 101 — 293946

Metropolis received a message from Mr. Purisch that water was coming through the floor and flooding his apartment. Hammerhead investigated the issue and Metropolis provided the report to the Board. Mr. Allen stated he would speak with Bravo Roofing; however Metropolis has received follow up inquiries from the homeowner. **What was the result from the discussion with Bravo Roofing?**

O. FOUNDATION CRACK — 294958

Metropolis received a complaint that the basement and storage area at 11 Suntop Court 102 smelling of mold. Hammerhead to look at problem.

P. FRONT DOOR SLAMMING - 15 STC — 294391

Metropolis was informed that the front door of 15 Suntop Court slams shut and 1800 Snow Meadow Lane does not close correctly. This information was forwarded to Mr. Allen. Front door has not been repaired; door at 1800 Snow Meadow to be inspected.

Q. GUTTER CLEANING – 293510

Metropolis forwarded the proposal from Specialty Gutter to clean all the gutters of the property for \$2,900. This was approved at the June 2018 meeting and work not completed. Specialty Gutter is to hold off on cleaning gutters until later part of November after most leaves have fallen from the trees.

R. GUTTER COMPLAINT – 2 LC 302 – 28761

Metropolis received a complaint from Ms. Cohen of 2 Longstream Court #302 regarding the gutters and roof. Specialty Gutter affected the gutter cleaning, however, the homeowner had provided a list of repairs she believed were needed. These were forwarded to the Board; Bob Allen to look at problem.

S. HOSE BIBS – 292132

Bob Allen will ask Michael Allen to turn of the outside water bibs for the winter.

T. HOT WATER HEATER CONCERN (1801/1803) – 284751

Metropolis received a legal complaint filed by Mr. Silverman. We have included the complaint and await the summons which we will provide to the Board. The Court found in favor of Mr. Silverman. An appeal was submitted and the trial happened on April 26th 2018. The Judge found in favor of Mr. Silverman. Since then, many other homeowners have requested reimbursement for their water heater replacement costs. Metropolis spoke with Mr. Allen and Mr. Hamby regarding the matter, though no resolution was reached. **Does the Board wish to approve the reimbursement of the other requests?**

Mr. Hamby, the new legal counsel, has been speaking with Mr. Allen regarding what are the possible next steps. A letter has been created and signed by four Board members; however, Ms. Evans has not signed because she has concerns and would like edits to the letter.

U. LARGE HOLE IN BALCONY – 1800 SML – 299011

Metropolis forwarded the concern from Ms. Jones of 1800 Snow Meadow Lane #202 regarding her balcony; this was forwarded to Mr. Allen. Carpenter to look at the problem.

- V. LEAK - 7 STC 301/201 — 289715**
Metropolis was made aware of a leak between 7 Suntop Court 301 and 201. Michael Allen and Hammerhead looked at the problem. Bob Allen to get back to Ben Colbert.
- W. LEAK IN CEILING – 13 STC T1 — 291137**
Mr. Shwartz of 13 Suntop Court T-1 reported that a leak from above on March 16, 2018. Mr. Allen was contacted immediately afterwards, and he stated he would investigate. Mr. Allen was to speak with Mr. Gilkis regarding this matter. Naum Gilkis is speaking with Unit Owner
- X. LIGHT OUT – STC – 299167**
Metropolis received a complaint that the pole light on Suntop Court was not working. HLW Electric to look at. Contact is Debbie Ward, 301-599-0100
- Y. LIGHT POLE REQUEST – 11 STC – 294905**
Metropolis received a request from Mr. Katz for a pole light to be installed outside of 11 Suntop Court. Mr. Katz requested this as people parking in the handicapped space stated it was too dark for them to see the markings. Mike Fridman will look at issue to see if the area is too dark and warrants an additional pole light.
- Z. LIGHTS OUT AT THE LAUNDRY ROOM – 1811 SML – 298878**
Metropolis reported that two light bulbs were out in the laundry room at 1811 Snow Meadow Lane. Michael Allen to look at lighting problem.
- AA. NEW SIGN ISSUES – 299363**
Metropolis received a concern that the new signs do not say ‘private property’ or ‘violators will be towed’. Property signs have been reinstalled.
- BB. OUTSIDE RAILING ISSUE — 294356**
Metropolis received a request to repair the sidewalk behind 1801 Snow Meadow Lane - the railing support piping is leaning and a danger is someone leans on it. At the June 2018 meeting, **Ben Colbert to seek bids for iron work to repair the railing on the handicap sidewalk.**
- CC. PIPE BREAK - 5 STC (CLAIM #ABK2043) — 287465**
Metropolis received a call from Mr. Gilkis that the 18" pipe connected to the storm drains behind 5 Suntop Court had broken. Crews had already dug up the pipe. Travelers inspected the pipe on November 9th. The 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. After they did not respond to Mr. Allen, Metropolis then reached out to Twin Ridge. After a long conversation, they said they would not pay as they feel that they do work for Rockland Run. Apparently several years ago there was a disagreement with a prior Board and Twin Ridge. At the June 2018 meeting, Mr. Allen stated that legal counsel was reviewing the matter. **Has there been any progress?**
- DD. RATTLING PIPES - 1802 SML T1 — 289427**
Metropolis received a message from 1802 Snow Meadow Lane T-1 about rattling pipes. Plumber to release air pockets from line.
- EE. SIDING MISSING 1800 SML 202 – 299365**
Metropolis was informed by Ms. Green that a furnace was removed from 1800 Snow Meadow Lane #202 but the siding was not replaced. Siding still off

- FF. SNOW REMOVAL PROPOSALS – 143238**
Scott's Landscaping forwarded a letter informing Metropolis that they would not be providing snow removal services this winter season. Mr. Gilkis stated that he had found a contractor. Proposal not submitted at meeting; vendor is Carpenter
- GG. STORAGE AREA CONCERN - 1 WBC #103 — 286211**
Metropolis forwarded the concern from 1 Windblown Court #103 regarding a leak in the storage room. Mold was discovered in the storage area; **Velasquez to look at it.**
- HH. STORAGE ROOM CLEAN-UP – 287822**
Previously, the Board has discussed having all the storage rooms cleaned out. Metropolis received a request that 1800 Snow Meadow Lane's room be cleaned out. No decision made concerning the cleanup of storage rooms in all buildings. A request had also been made for the storage room at 1805 Snow Meadow Lane by Ms. Evans.
- II. SWIMMING POOL COVERS – NO RFA**
Pool covers are necessary to protect the large and baby pools during the off season to eliminate unnecessary damage to the pools and equipment.
The Board voted to have pool covers made and bids to be requested.
- JJ. 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. Because the Condominium Declaration indicates Rockland Run provides a tennis court to Unit Owners, it was decided that repairs would be made to the tennis court. Weeds removed.
- KK. TOWING CONTRACT – 29630**
Metropolis has been receiving reports of vehicles which were disabled and without tags within Rockland Run. A new contract was presented to Rockland Run by Greenwood Towing as the old contract had expired; a copy of the new contract was emailed to Board members and a list of those concerns the towing company would look for to tag/or tow was presented to Greenwood.
- LL. TRIPPING HAZARD – 1 STC – 299673**
Metropolis received a call from 1 Suntop Court #103 regarding a bug zapper that was placed in the common area. Board members do not know about the bug zapper and someone will look into it.
- MM. WATER CONCERN – 7 WBC – 296827**
Metropolis forwarded a concern regarding water infiltration at 7 Windblown Court #102 to the Board. Michael Allen to look into the problem.
- NN. WATER LEAKAGE – 9 STC #102 - 299339**
Metropolis received a complaint from 9 Suntop Court #102 regarding water coming from the unit above. The issue was looked at; awaiting information

INFORMATION ITEMS Did not discuss due to lack of time
EXECUTIVE SESSION

Information Items

BALCONY NEEDS REPAIR – 1804 SML 202 – 298912

Metropolis was informed that work at 1804 Snow Meadow Lane #202 was schedule for the week of September 17.,

FIRE INSPECTION – 138741Metropolis has requested the 2018 fire inspection proposal from the incumbent fire alarm testing company, Fireline Corporation. The Board stated they would review the contract and approved it at the June 2018 meeting. Fireline has performed one inspection and the fire extinguishers have been swapped out and repairs made.

FLEA PROBLEM – 9 WB – 299570Metropolis received a call from the owner of 9 Suntop Court regarding fleas which have entered the building. The homeowner believes they know which animal has them, but does not wish to confront them. Metropolis has asked Orkin to investigate during their monthly visit, and will speak to the other homeowner.

LAUNDRY ROOM WATER ISSUES 1800 SML – 28049

Metropolis provided the concern from Ms. Green that there is mold in the laundry room of 1800 Snow Meadow Lane. Metropolis contacted Jenkins Restoration and scheduling the inspection.

LEAK – 1807 SML T1 – 299616

Metropolis received a call from the owner of 1807 Snow Meadow Lane #T1 regarding a leak from above. Advanced Plumbing dispatched to investigate.

NAC LAWSUIT – 132512

Rockland Run's Board of Directors has settled a law suit related to North Arundel Contracting (NAC) and work performed due to hurricane damage in 2012. Invoices were presented by NAC for payment in 2012; however, some concerns were noted by the Board at that time and payment was not made. In 2015 NAC demanded payment and the issue went to court. Invoices were presented for \$129,048.03, interest; lawyer's fees and court costs. The original judgement was for \$266,891.17.

A mediation hearing, requested by BOB ALLEN – Board President, was held at the Court of Special Appeals on February 20, 2018. At the mediation settlement the Board was able to eliminate all attorneys' fees for NAC and \$13,000 of interest, saving approximately \$67,954.52 and additional costs.

Before mediation:

- | | |
|------------------------------|---------------------|
| • Invoices | \$129,048.03 |
| • Interest | \$ 89,556.30 |
| • Lawyers – NAC plus Victory | \$ 77,850.19 |
| • Lawyers – Rockland Run | <u>\$ 70,251.79</u> |
| • Initial Judgement | \$366,706.31 |

After mediation:

- | | |
|--------------------------|---------------------|
| • Invoices | \$205,000.00 |
| • Lawyers | \$ 23,500.00 |
| • Lawyers - Rockland Run | <u>\$ 70,251.79</u> |
| • Final Expenses | \$298,751.79 |
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PARKING LINE ISSUES – 294316

Metropolis is soliciting proposals for the restriping of the parking lot.

PARKING LOT DRAINAGE ISSUE – 293752

Metropolis forwarded concerns regarding the parking lot drains not performing. Metropolis is soliciting proposals for the same.

PLUMBING COMMON AREA – 232483

This is the master RFA for:

Jetting of the main and clean outs, Clearing of the condensate lines, Clearing of the vertical pipes (stacks)
This was approved at the June 2018 meeting. Metropolis will work with Advanced Plumbing to schedule the work.

RENTAL SIGNS VIOLATION – 1805 SML #101 – 299670

Metropolis issued a violation letter regarding 1805 Snow Meadow Lane #101 about the rental signs he has installed. **9/30/2018 Rental sign still in window of unit; window air conditioner still in window.**

ROOF LEAK – 6 LSC #302 – 29948

Metropolis received a concern of a roof leak at 6 Longstream #302. Bravo Roofing was dispatched to affect repairs.

ROOF LEAK – 15 STC – 299532

Metropolis dispatched Bravo Roofing to repair the roof leak at 15 Suntop Court.

ROOF LEAK – 1809 SML #302 – 296879

Metropolis dispatched Bravo Roofing to repair the roof leak at 1809 Snow Meadow Lane #302

TOILET LEAK – 1804 SML T1/102 – 298737

Metropolis has aided 1804 Snow Meadow Lane in a unit to unit leak between T1 and 102. An insurance claim was filed due to the amount of damages occurred within T1.

EXECUTIVE SESSION**SNAKES – 1800 SML – 294397**

Metropolis received complaints regarding snakes in 1800 Snow Meadow Lane. Orkin was contacted regarding the issue. Snake Away has been placed down; however snakes are still entering the building due to the front door of the building being left open and residents not closing their patio doors. Ms. Green has purchased items which she wishes to have reimbursed or credit to her account. **Does the Board wish to approve such a reimbursement?**

UNIT TO UNIT COMPLAINT – 10 LS #101/T1 – 288244

The Unit Resident of 10 Longstream Court #101 has brought concerns to Metropolis about work being done in her unit without her knowledge. While the balcony is a limited common element, the homeowner has felt uncomfortable due to not being informed of any work prior to it being done. **Can vendors please contact Metropolis in advance so they may let the homeowner know?**

WATER LEAK – 1805 SML T1 – 299340

As the Board is aware, there has been a current leak coming into 1805 Snow Meadow Lane #T1 beginning in 2017 from the Unit above, #101. Advanced Plumbing has investigated the matter and has found several problems including a rotted sub-floor. Two letters have been sent to Mr. Ostraw and leaks are continuing. **Have repairs been made; does the Board wish to charge Mr. Ostraw?**