

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
April 15, 2019

- I. Call to Order: 7:03 p.m.
- II.
- III. Quorum established:
Bob Allen, Diana Evans, Mike Fridman, Carl Simon, Yefim Kopelnik
Ben Colbert, Metropolis Management
Unit Owners in attendance: 6
- IV. Meeting Agenda – Approved
- V. February 18, 2019 Minutes Approved
- VI. Treasurer’s Report for: – April 2019

Finances	2019	January	February	March	April
Expenses		86,009.06	70,795.07	232,813.96	130,217.86
Revenues		67,488.50	67,501.33	67,389.56	68,004.46
Net Income		-18,520.56	3,293.74	-165,424.40	-62,213.40
Condo fee prepaid		50,449.94	50,123.91	50,441.54	51,914.54
Condo fees owed		226,593.72	234,185.53	237,842.55	242,108.60
Reserve Accounts					
Check/Money Market 4707		57,041.42	56,982.51	15,902.65	14,322.29
Business Value 8845		25,532.39	20,340.08	3,165.55	294.774
Business IDA 4715		244,123.20	244,134.02	244,131.86	158,112.12
Total Reserve		326,697.01	321,456.31	263,200.06	172,729.18
		1/31 \$16,026.36	2/14 \$3,176.50 2/14 \$16,000.00 2/15 \$650.00		4/2 \$66,860.00 Reserve transfer 4/23 \$16,000.00
Business 8845 deposits*					

VII. RESIDENTS’ FORM

- Ms. Mikhaylova questioned when work would be completed in her unit, 11 Windblown #203. Work was started to repair a leak problem and the worker carved holes in the ceiling in the hallway and bedroom and left; his ladder is still in her unit and the drywall has not been replaced. Bob Allen indicated that the man’s name was Joe and is phone number is 443-453-3663 and he will contact him to complete the work.
- Concern by a unit owner that leaves were not picked up but merely blown around. Please have leaves bagged and removed
- Cleaning service is still sub-standard
- Fence facing the Jones Falls Expressway is dire need of replacement. Painting the fence was discussed by the fence is really in very poor condition.
- Light cover at 1800 SM needs to be taken care of; has been missing for a while
- Aggressive dog at 1804 SM #103. Renters have two dogs that are frequently off leash. Unit owner feels intimidated by the dogs and is fearful to enter his building while they are out in front of the building.

- Mr. Adler is still concerned about carbon monoxide odors in his unit. Several contractors have tested his unit and have not detected the gas; what solution to take care of issue.
- Dumping still occurring. Unit owners are requested to take photo of car license tag to report people dumping in our areas.

VIII. ACTION ITEMS

A. Forensic Audit Request —

Before the January 21, 2019 meeting adjourned, a petition was presented to Bob Allen, Diana Evans and Ben Colbert by Caryn Green and Dina Cohen with signatures of 26 unit owners requesting a forensic audit.

The request was to stop the current audit being done by TALC and hire a forensic auditor from a list provided in the petition to start the forensic audit in the next 60 days or sooner.

Audit companies that perform forensic audits were contacted to see if they would be able to perform the forensic audits and if appointments could be arranged to meet and discuss fees and what is covered by forensic audits. If the auditors on the list provided are not available additional auditing companies will be contacted.

Several forensic auditors were contacted via conference calls and the process has not been completed due to lack of sufficient votes to approve Vallit to start the process.

B. 2014/2015 TAX RETURNS/AUDIT — 135352

Audits for 2014, 2015, 2016, and 2017 had not been completed as required by the Bylaws and the 2018 audit was due to be started. What is the status of the yearly audits?

C. 2019 LANDSCAPING CONTRACT — 167726

Lawn Designers was selected as the 2019 landscaper. They have only cut grass twice and put down mulch. Will check on next meeting to see if there are any concerns.

D. FLOODING - 7 WBC T1 — 296830

7 Windblown Court T1 reported water entering their unit. Bob Allen indicated that the problem was solved. Who made repairs?

E. FOUNDATION CRACK - 11 STC 102 — 294958

The basement and storage area at 11 Suntop Court 102 smelling of mold. Bob Allen indicated that the problem was solved. Who made repairs?

F. HOSE BIBS — 292132

Hose bibs will be turned on in April 2019.

G. INTERIOR REPAIR REQUEST- 1801-301 SML — 302950

1801 Snow Meadow Lane 301 to have the interior of her unit repaired after a roof leak. Bob Allen and Carl Simon indicated that they would check on this situation. What is the status?

H. LARGE HOLE IN BALCONY - 1800 SML 202 — 299011

1800 Snow Meadow Lane #202 regarding a hole in the balcony floor. This was forwarded to Bob Allen. Was this concern addressed?

I. LEAK - 7 STC 301/201 — 289715

Metropolis was made aware of a leak between 7 Suntop Court 301 and 201. This was identified as a unit to unit issue.

J. LEAK ISSUE - 1804 SML 203 — 297172

1804 Snow Meadow Lane 203 regarding their balcony rotting and furnace room; per Mr. Adler, water continued to come into the furnace room at the February 2019 meeting. Mr. Allen stated he would contact R. Carpenter to reinvestigate the matter. **Has the water incursion been repaired?**

K. PARKING LINES ISSUES — 294316

Metropolis solicited proposals for the restriping of the parking lot. Brothers Paving, who was used with our neighbors, provided a proposal which was forwarded to the Board. After review, the Board requested additional proposals be gathered. In the interim, Metropolis received notice that lines had been painted in some parts of the Association.

R. Carpenter was allowed to finish the lines on the parking lots. Painting of the fire curbs was discussed and proposals were to be sought. How many proposals were submitted and what was the average amount?

L. POOL PASSES/MEMO — 133465 — Attachment

The pool is scheduled to open on Memorial Day; a notice was sent to all unit owners with the pool rules and regulations attached. A notice will be posted on the bulletin boards for the season.

A Pool Committee was approved with Laura Hunter volunteering to check pool passes at the beginning of the season. Laura also indicated that she would be willing to submit a proposal for cleaning the pool bathrooms. Was a proposal submitted by Ms. Hunter?

M. PROJECT PLANNING — 131219

Metropolis completed their yearly walkthrough regarding the community. Our major concerns/ideas remain: 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
Installing of tile on the basement levels.

At the February 2019 meeting, the Board stated they would meet and discuss the list. **This item was not discussed.**

N. ROOF LEAK - 1803 SML 301 — 300845

Metropolis forwarded the concern from the owner of 1803 Snow Meadow Lane #301 regarding a roof leak. Metropolis forwarded this to Mr. Allen. At the February 2019 meeting, Mr. Simon stated he would investigate. Was this issue completed?

O. SMOKE ALARM CONCERN - 1809 SML — 303926

Mr. Lipsitz to have all of the smoke alarm batteries replaced in the fire escape as they have begun to go bad. Bob Allen indicated that all alarms were checked. How many were replaced?

Q. WALL SCONCES — 302281

Mr. Allen investigated the cost of new wall sconces to increase the light within the units. The cost per sconce would be \$127. This item was tabled for now.

R. WATER LEAKAGE - 9 STC 102 — 299339

9 Suntop Court 102 regarding water coming from the Unit above. Hammerhead Construction was contacted to investigate the matter and their findings were forwarded to the Board in December. Work was approved. How job been started and completed?

S. DRYWALL REPAIR – 11 WINDBLOWN #203 – REPAIR TO DRYWALL

Was drywall replacement and painting completed?

T. FENCE FACING JONES FALLS

Fence is in very poor condition. Two panels fell down during wind storm and were put back up. A decision has to be made concerning what to do about the fence.

U. LIGHT COVER MISSING – 1800 SM

What is status?

V. AGGRESSIVE DOG ISSUE – 1804 SM

What is status?

Information Items

1. CARPET CLEANING — 150597

Nothing decided at to date and contractor to clean hallway carpets. How many proposals were submitted to clean the carpets? Who submitted proposals?

2. DIMP MEETING — 136261

Metropolis met with the DIMP Representative on April 2, 2019 to review the paperwork for the Association.

3. FHA RENEWAL — 132880

Was the FHA paperwork processed and renewed?

4. MOLD INSPECTION - 1800 SML LAUNDRY ROOM — 302589

ESI performed a mold test in the laundry room of 1800 Snow Meadow Lane. Some mold was found within the sheetrock of the laundry room; however, an air test did not show mold circulating. It is suggested that the contaminated sheetrock be removed, the areas HEPA vacuumed then damp-wiped with an anti-microbial agent. Hammerhead is scheduling closing of the laundry room in April. Was this job started and completed?

RESERVE STUDY — 291394

At the February 2019 meeting, the Board approved the solicitation of Reserve Study for Rockland Run. Metropolis has reached out to ETC, Miller Dodson, and Global Solution Partners. What is the status on this as of April 2019?

TENNIS COURT REPAIRS — 284214

Asphalt General provided a proposal which was forwarded to the Board in November. The breakdown of repairs is:

Crackfilling - \$1,175

Polypropylene Paving Fabric - \$7,750

Asphalt Overlay - \$43,750 (2")/\$46,729 (2 1/2")

Color Coat & Restripe Lines - \$14,500

Metropolis has solicited proposals from other bidders and will present them upon receipt. On hold for now.

TOWING REIMBURSEMENT REQUEST - 3 STC T2 — 304032

Mr. Makarevich received a refund check of \$250.

EXECUTIVE SESSION – Items not addressed due to time constraint.