

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
August 19, 2019

- I. Call to Order: 7:03 p.m.
- II. Quorum established:
Bob Allen, Yefim Kopelnik, Diana Evans, Mike Fridman, Carl Simon
Ben Colbert, Metropolis Management
Unit Owners in attendance: 31

A paper was presented to the Secretary with 3 signatures (Robert Allen, Carl Simon, Mikhail Fridman) indicating that the three had a meeting and that those who signed the form appointed Laura Hunter as Interim Member-at-large replacing Yefim Kopelnik.

A vote was taken and Ms. Hunter was voted onto the Board.

Mr. George Perry, of the Law Offices of Gregory Alexandrides, LLC., was introduced to the community. Mr. Perry will replace Reuben Hamby. Mr. Perry will act as general attorney for Rockland Run and as collections lawyer to handle unpaid condo fee collection. The Law Offices of Alexandrides LLC. uses a deferred payment approach and will begin the process of collecting unpaid condo fees.

- III. Meeting Agenda – Approved by Carl Simon and Bob Allen
- IV. June 19, 2019 Minutes Approved as corrected* Approved by Carl Simon and Bob Allen
April Minutes approved as corrected*
- V. Treasurer's Report for:

Finances	2019	May	June	July	August	September	October 25
Expenses		60,071.15	78,694.71	37,679.52	92,231.91	83,609.42	
Revenues		67,013.80	66,916.80	67,441.00	165,823.00	67,471.20	
Net Income		6,942.65	(11,777.91)	29,761.48	73,591.09	(16,138.22)	
Condo fees prepaid		55,848.24	50,212.74	56,130.92	42,823.12	40,244.52	
Condo Fees Unpaid		239,891.55	244,034.88	249,911.08	241,283.56	245,933.54	
Units Sold/Owe funds		64,044.85	64,044.85	64,044.85	64,044.85	64,044.85	
Current Owners Unpaid		175,846.70	179,990.03	185,866.23	177,238.71	181,888.69	
Reserve Accounts							
Check/Money Market 4707		11,241.57	2,438.46	798.04	798.04	577.52	496.54
Business Value 8845		976.65	0.00	173,936.39	13,936.39	209,721.74	202,609.90
Business IDA 4715		153,691.12	151,168.22	0.00	0.00	0.00	0.00
Total Reserve		165,909.34	153,516.68	174,734.43	196,480.04	210,299.26	203,106.44
Business 8845 deposits*				Transfer from Union Bank \$25,800.00	Deposits 5.00; 14,276.50; 21,631.50	Deposit 14,276.50	

VI. RESIDENTS' FORM

- A unit owner stated that a car parked at the curb in front of 1811 Snow Meadow is a danger as it blocks cars coming and going at that juncture. The car should be in the parking area. It was suggested that the curb be painted as a no parking area or a sign stating no parking.
- Unit owners are not happy with the current cleaning company; they do not vacuum every week and do not clean the entry area windows or pick up trash left around the dumpster area.
- Unit owners have once again placed items outside of their storage bins in the common storage area of 5 Windblown. A unit owner has volunteered to remove the items if they are not put into storage bins in a 7 day grace period.
- People are leaving more furniture and bulk trash – is there a set procedure? Do we need a designated day to put out bulk trash for pickup?
- Smoking in the common element hallways; would Board send a letter?
- Windblown Court – 3 WB #102 left
- Renters with pets;
- Mr. VanHoose would like to look at the financial books
- Security problem; car damage, noisy individuals sitting on steps in hallways
- Eric Zacks was concerned with an email sent to a unit owner citing delay of audits

Action Items

BOARD MEETING DATES — 133999

The next board meeting will be held on Oct 28 to discuss the budget for 2020.

ANNUAL MEETING — 131194

The Annual Meeting is scheduled for November 18, 2019; the election for Board members will be held at the annual meeting. There will be 3 positions open as the 3 year terms for Mikhail Fridman, Diana Evans and interim member at large, Laura Hunter will expire

The Board did not wish to have a nomination committee.

AUDIT for 2015, 2016, 2017, 2018 - 135352

Audits for 2015, 2016, 2017 and 2018 have not been completed as required by the Bylaws and the 2019 audit will be due. A proposal was received from one auditing company and the amount was too high (\$10,000). Ms. Evans contacted several auditing firms and a proposal was submitted by Strauss & Associates, P.A., Certified Public Accounts. They had performed audits for 2007 and 2008 and are familiar with our community. The proposal was approved by unanimous vote (\$5,000 per audit year). Their expenses will be monitored by the Board.

DRAFT BUDGET 2019/2020— 131599

After reviewing the Reserve Study, Metropolis notes that Miller & Dodson does not feel there are adequate reserve funds to cover all the needed repairs. Metropolis suggests that the Board increase the 2020 budget with the additional funds going directly to the Reserve Line Item. Metropolis suggests a 5% increase which would provide \$39,779.50 additional income for 2020, increasing the monthly contribution to reserves by \$3,315.

The Board has decided to meet in person with Ben Colbert to work on the budget for 2020.

2020 LANDSCAPING CONTRACT — 131496

The Board has decided to solicit proposals for the 2020 landscaping contract. Carl Simon has received two proposals to date – Bethke, the company taking care of Twin Ridge and Kensing Lawn Service.

BALCONY CONCERN - 1802 SML #202 — 304962

Hammerhead provided a proposal to repair the balcony at 1802 Snow Meadow Lane #202 for ~ \$3,500.

A motion was made to seek additional bids.

BIRD CONCERN - 5 STC 301 — 304270

Birds nest in the balcony at 5 Suntop Court #301; Orkin found nests due to loose siding. Bob Allen indicated that he would have Advanced Welding repair the siding.

CEILING DAMAGE - 1807 SML T1 — 304747

Bedroom ceiling damage 1807 Snow Meadow Lane T1. Repairs made \$200

CHANGE IN COLLECTION COUNSEL — 293581

The Board decided to change from Mr. Hamby to the Law Office of Alexandrides. Mr. Perry attended the August meeting to answer any questions.

CLEANING CONTRACTOR — 277880

The following quotes for cleaning services were presented to the board a few months ago. Since then several other proposals have been given for review. Silver Cleaning, our current cleaning services \$28,380

JaniKing offers an employee 5 days a week for 5 hours for \$22,600 first year and \$24,000 the second.

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

Anago Cleaning Company, \$19,656.

There have been ongoing discussions regarding the cleaning of the community. At beginning of 2019 a small increase was approved for Silver Cleaning with a 2 month review to see if they have met their contractual agreements. Metropolis has continued to receive complaints about their work. Ms. Cohen provided additional proposals:

Curtis Colbert: \$15,600

Jesse VanHoose: \$19,200

The Board will review the proposals.

CONCRETE REPAIRS (WALKWAYS) — 293747

Metropolis received a concern that there was broken pavement near 1801 and 1807 Snow Meadow Lane. R. Carpenter replaced the cement blocks -

FHA RENEWAL — 132880

Mr. Shprukhman, the former lawyer for Rockland Run, completed the FHA forms and Metropolis forwarded all the needed paperwork. The paperwork was accepted, and the new expiration date is August 9, 2021. To renew: \$2,500.00

FIRE ALARM INSPECTION — 138742

Fireline performed the annual fire extinguishers inspection on August 6, 2019.

FLOODING AROUND POOL — 305248

Photos were sent from a homeowner in 1809 Snow Meadow regarding the flooding of the area just outside of the pool. R. Carpenter had performed preventive work in that area in the Spring (stones in a trench, 6" drain pipe and reseeding of grass area): \$4,900. Additional solutions to be considered.

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.

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. 2 votes yes (Diana Evans, Carl Simon), 2 votes no (Mike Fridman, Yefim Kopelnik); 1 abstain (Bob Allen)

GUTTER CLEANING — 293510

The proposal presented by Special Gutter to clean all of the gutters at Rockland Run was approved. Gutters will be cleaned twice once during the fall and once in the later part of the fall season:

Price per cleaning: \$4,000

HOT WATER HEATER AGE — 308570

1 Unit 2 LS	2009	1 Unit 9 ST	2007	2 Units 1805 SM	2012
1 Unit 4 LS	2015	1 Unit 11 ST	2009	2 Units 1807 SM	2005
2 Units 6 LS	2014	2 Units 13 ST	2015	2 Units 1 WB	2017
2 Units 8 LS	2001	1 Unit 15 ST	2012	1 Unit 3 WB	2006
1 Unit 10 LS	2001	1 Unit 1800 SM	2011	1 Unit 5 WB	2004
1 Unit 1 ST	2014	1 Unit 1800 SM	2008	1 Unit 7 WB	2005
1 Unit 3 ST	2007	1 Unit 1809 SM	2004	2 Units 9 WB	2015
1 Unit 5 ST	2008	1 Unit 1802 SM	2003	1 Unit 11 WB	2005
1 Unit 7 ST	2012	2 Units 1804 SM	2007		

Ages of current water heaters; some buildings have 1 water heater and others have 2 water heaters.

LARGE HOLE IN BALCONY - 1800 SML 202 — 299011

The balcony at 1800 Snow Meadow Lane #202 has a large hole in the floor. This was forwarded to Mr. Allen. **Bob Allen stated he had not spoken with the unit owner and will schedule contact the unit owner.**

LEAK ISSUE - 1804 SML 203 — 297172

Metropolis received a concern from the owner of 1804 Snow Meadow Lane 203 regarding their balcony rotting and their furnace room being ruined. 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. Hammerhead also investigated and found cracks in 303. After the June meeting, Metropolis followed up with Mr. Allen to see the status of this action.

LIGHTS OFF - 9 SUNTOP — 308526

Metropolis forwarded a concern from 9 Suntop Court #201 that the hallways lights on the 1st floor were not working. Knudsen Electric corrected the problem. \$420.00

OFFICE OF THE ATTORNEY GENERAL COMPLAINT — 303298

Metropolis received a letter from the Attorney General regarding several of Ms. Green's concerns. Metropolis contacted the Attorney General, and responded in kind, and has continued to respond.

PAINTING REQUEST - 1 STC 201 — 308097

Metropolis contacted Hammerhead Construction regarding repainting the chapel ceiling at 1 Suntop Court. The Board approved the proposal on August 14, 2019.

PARKING LOT DRAINAGE ISSUE — 293752

Metropolis forwarded concerns regarding the parking lot drains not performing. The Board stated they wished to wait until the Reserve Study.

POOL PASSES — 307782

The Board will consider ways to enforce pool pass issue for entry to the swimming pool. Color code yearly passes, photo ID or new ideas to consider.

PROJECT PLANNING — 131219

The Reserve Study has presented an 81 page review of the buildings and common elements; Miller Dodson has presented suggested time lines and costs for repairs and replacements. These items are to be incorporated into the Reserve bank account to pay for needed work.

RAMP REQUEST - 1802 SML 202 — 305168

Metropolis received a phone call from a mediator for the Attorney General who works with elderly citizens on behalf of Ms. Gruntman. She requests that a ramp be installed for her ease of access. Metropolis provided the proper way to request the work, and forwarded the letter to the Board. Hammerhead and R. Carpenter submitted proposals, both of which are being mailed to Ms. Gruntman for her review. What is the status of this project?

RESERVE STUDY - 2019 — 291394

The proposal from Miller Dodson to the Board was for \$3,946. The proposal was approved and the 81 page report was submitted to the Board on August 8, 2019. Metropolis will have the report posted on the community web site:

RESIDENT REQUESTS - 1804 SML 302 — 304045

An owner of 1804 Snow Meadow Lane #302 would like to have a handicapped space installed in front of their building. There are already several handicap spots in that area; They also state that their fire escape door was never replaced.

Bob Allen stated he had not spoken with the unit owner and will schedule contact the unit owner.

ROOFING 2 LONGSTREAM #302— 307810

The Board approved Hammerhead Construction to investigate the issue with Ms. Cohen's leak on August 8, 2019.

ROOFING INSPECTION — 303902

Metropolis was contacted by a roofing company (Roof Pro) who inspected Rockland Run's roof situation. Metropolis forwarded their report to the board for review. The report cited 3 roofs and cost.

SMOKE ALARM CONCERN - 1809 SML — 303926

The Board approved unanimously the purchase of smoke alarms with 10 year life spans. Prices to be investigated.

STORAGE ROOM LEAK - 5 WINDBLOWN CT — 308515

Metropolis forwarded the proposal from Hammerhead to fix the storage room leak at 5 Windblown Court. It would require foundation repair. The total comes to \$6,500. Metropolis to see more bids for this project. In addition, unit owners have once again placed items in the common area and a notice has been posted given the unit owners time to place these items into their storage bins; if items are still there after the 7 day deadline, they will be removed. **Thank you Frank.**

TENNIS COURT REPAIRS — 284214

The tennis court was overrun with weeds; the area was cleared at a cost of \$600. Repairs will be considered using the recommendations of the Reserve Study.

TOWING CONTRACT — 290630

The Board has been ticketing and towing vehicles without tags, in disrepair and not being used and abandoned ; questions have been raised regarding vehicles covered by tarps and unmoving.

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 x number of wall sconces per building (average 6 per building). Tabled for now.

WATER LEAKAGE - 9 STC 102 — 299339

Water has been leaking into 9 Suntop Court 102 from the Unit above. Hammerhead Construction was contacted to investigate the matter and their findings were forwarded to the Board in December. At the April meeting, Mr. Allen was to contact Hammerhead. **Bob Allen stated he had not spoken with Hammerhead and will schedule contact them.**

WATER LEAK - 10 LSC 101 — 308037

The owner of 10 Longstream Court 201 reported water entering their unit after a hard rain The Board approved the proposal with Hammerhead.

Adjourn 9:57 pm to go into Executive Session

DRE