

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
February 18, 2019

- I. Call to Order: 7:01 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mike Fridman, Carl Simon, Yefim Kopelnik
Yefim Kopelnik left at 7:05
Ben Colbert, Metropolis Management
Unit Owners in attendance: 5
- III. Meeting Agenda – Approved
- IV. July 2018 , September 2018, November 2018 Minutes Approved
- V. Treasurer’s Report for: – January 31, 2019

VI.

Finances	2019	January	February	March
Expenses		86,009.06	70,795.07	
Revenues		67,488.50	67,501.33	
Net Income		-18,520.56	3,293.74	
Condo fee prepaid		50,449.94	50,123.91	
Condo fees owed		226,593.72	234,185.53	
Reserve Accounts				
Check/Money Market 4707		57,041.42	56,982.51	
Business Value 8845		25,532.39	20,340.08	
Business IDA 4715		244,123.20	244,134.02	
Total Reserve		326,697.01	321,456.31	
		1/31	2/14	
		\$16,026.36	\$3,176.50	
			2/14	
			\$16,000.00	
			2/15	
Business 8845 deposits*			\$650.00	

VII. RESIDENTS’ FORM

- Ms. Green stated that there was insufficient notice announcing the call for candidates and election on January 21, 2019.
- Leak into 3 Wind Blown #102 reported by unit owner; Bob Allen will look into problem.
- Ben Colbert stated that as of February 21, 2019 there are no liens on properties owing condo fees. The previous lawyer had not followed through on paperwork. There will be a search for a lawyer to handle condo fee collections, liens and foreclosures.
- A request was made to have the snow removal company clear an opening from the sidewalk to the parking lot; people have trouble stepping over piled up snow along the curb area. Also, to clear the handicap ramp area from sidewalk to parking lot.

VIII. ACTION ITEMS

A. Forensic Audit Request — Unfinished 2014/2015/2016/2017 Audits 135352

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.

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. 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.

Ben Colbert, of Metropolis, indicated that he was in the process of setting up meeting dates and times and a location to hold the meetings.

B. 2019 LANDSCAPING CONTRACT — 167726

A contract with Lawn Designers was signed by Bob Allen for the 2019 season. They will do a Spring cleanup, lawn cutting, bush trimming, plant flowers at the entrance area, mulch and do a leaf cleanup mid-November and mid-December; yearly fee is \$28,575.

C. ANNUAL MEETING – 131194

The 2018 Annual Meeting continuation was held January 21, 2019. Two candidates ran for the position on the Board: Laura Hunter and Carl Simon.

Each candidate gave a statement to explain why they would like to be on the Board.

Proxies and ballots were counted by two unit owners and Metropolis' Managing Agent Unit Owners: Richard Adler and Dina Cohen and Managing Agent - Ben Colbert

Laura Hunter – 21 votes*

Carl Simon – 37 votes**

*Ms. Hunter received 21 votes; of those only 9 were official (12 not dated)

**Mr. Simon received 37 votes; of those 36 were official (1 not dated)

The Board for 2019 is:

- | | | |
|-------------------|-----------------|---------------------|
| • President | Bob Allen | (2 years remaining) |
| • Vice President | Carl Simon | (3 year term) |
| • Treasurer | Mikhail Fridman | (1 year remaining) |
| • Secretary | Diana Evans | (1 year remaining) |
| • Member at Large | Yefim Kopelnik | (1 years remaining) |

3.8 Proxies

The vote appertaining to any Unit may be cast pursuant to a proxy or proxies duly executed by or on behalf of the Unit Owner on a form of proxy approved by the Board of Directors. Revocation of a proxy is not binding on the Council unless actual notice of the revocation is received by the officer presiding over the meeting. **A proxy is not valid unless it is dated and signed by the Unit owner or by a person having authority to execute deeds on behalf of the Unit Owner.** A proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of the proxy. The proxy is effective only for a maximum of 180 days following its issuance, unless granted to a mortgagee or lessee. A Unit Owner may appoint any other Unit Owner, the Declarant, or the Managing Agent as his proxy.

D. CARPET CLEANING — 150597

Metropolis will send out bids for Spring carpet cleaning. Cleaning of the entrance tiles will not be done automatically and must have board approval if it is needed.

- E. CEILING LEAK-5 SUNTOP T2 — 301385**
5 Suntop Court T2 reported water coming into the unit. Hammerhead inspected and provided a proposal for the repairs. **Look for work done**
- F. DUMPSTER CONCERNS — 293743**
Diana Evans did a survey of dumpsters; number of units using dumpsters in designated areas and discovered there is a disproportionate distribution. The dumpster near the pool area was moved to the area servicing the 1809-1811 area to eliminate trash overflow. The area has been improved to accommodate the additional dumpster and fencing to enclose the area.
- G. FHA RENEWAL — 132880**
Approval was given to renew the Association's FHA status. Motion made and seconded; approved by the Board. FHA is to be renewed every two years and the new period will begin April 2019.
- H. FLOODING – 7 WBC T1 – 196830**
7 Windblown Court T1 reported water entering into the unit. Bob Allen to look at problem.
- I. FOUNDATION CRACK — 294958**
11 Suntop Court 102 basement and storage area smell of mold. Bob Allen to look at problem.
- J. INTERIOR REPAIR REQUEST- 1801-301 SML — 302950**
1801 Snow Meadow Lane 301 to have the interior of her unit repaired after a roof leak. **Did it happen**
- K. 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. **What was result.**
- L. ITEMS IN THE COMMON AREA — 302976**
A warning was issued by Engine 14 of the Fire Department dealing with clutter in the hallways; a memorandum for all homeowners and residents warning them to remove items in the hallways is to be sent out as it is against the By-Laws and the Fire Department could fine Rockland Run.
- M. LARGE HOLE IN BALCONY - 1800 SML 202 — 299011**
1800 Snow Meadow Lane #202 reported a large hole in the unit's balcony. Bob Allen to look at problem
- N. LEAK ISSUE - 1804 SML 203 — 297172**
1804 Snow Meadow Lane 203 regarding their balcony rotting and their furnace room being ruined. Bob Allen to look at problem
- O. POOL CONTRACTOR — 135211**
Sunset Pool was selected as the pool vendor of choice for the 2019 season. The proposal for 2019 included a 1% increase (\$18,854). The Board approved the contract
- P. POOL ENTRY — 133466**
As the Board is aware, the new pool season is coming up. Metropolis put together a memorandum which can be posted throughout the property, reminding people that pool passes are required. Per the 2014 ruling, no homeowner who owes more than \$1,000 may utilize the pool

Q. PROJECT PLANNING — 131219

Metropolis completed their yearly walkthrough regarding the community. Our major concerns/ideas remain: **Board to meet to discuss priorities and projects.**

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
 Drainage behind 10 Long Stream Court
 Drainage issue next to the Pool
 Upgrade/repairs to the pool house
 Sufficient lighting around the property
 Longevity of lights within the sconces within the building
 Installing of tile on the basement levels.

R. RESERVE STUDY — 291394

Motion made and seconded and the Board approved unanimously to have a Reserve Study done.

S. ROOF LEAK - 1803 SML 301 — 300845

1803 Snow Meadow Lane #301 regarding a roof leak. Bob Allen and Carl Simon will look into.

T. SNOW CONTRACT –

A contract signed with Paul H. Dymond Corp. to provide snow/ice removal services. The contract included parking lot services: plow, salt and magnesium chloride on parking lots. Each episode of snow/ice charged per service provided.

U. STOLEN ITEMS/STORAGE ROOM (VARIOUS) — 301710

Unit owners questioned why locks on storage units were damaged. Permission was not requested to enter storage units. Bob Allen indicated the storage units were entered to remove moldy ceiling tiles.

V. 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.**

W. TENNIS COURT REPAIRS — 284214

Bob Allen has requested bids for repairs to the tennis court. Weeds removed by Silver Cleaning.

X. WALL SCONCES — 302281

Bob Allen investigated the cost of new wall sconces to increase the light within the units. The cost per sconce would be \$127. To be discussed at the next meeting.

Y. 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 it was determined to be a unit to unit owner matter.
What determined

Z. STORAGE AREA CONCERN - 1 WBC #103 — 286211

1 Windblown Court #103 regarding a leak in the storage room. Bob Allen to look into the problem.

AA. WATER CONCERN – 7 WBC – 296827

7 Windblown Court #102 reported water problem possibly from gutter area.

Meeting Adjourned: 9:15 p.m.