

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
June 17, 2019

- I. Call to Order: 7:03 p.m.
- II. Quorum established:  
Diana Evans, Mike Fridman, Carl Simon, Yefim Kopelnik  
Bob Allen, Absent  
Ben Colbert, Metropolis Management  
Unit Owners in attendance: 9
- III. Meeting Agenda – Approved  
\*(corrections per Ms. Hunter’s request)
- IV. April 15, 2019 Minutes Approved
- V. Treasurer’s Report for: – June 2019

Finances	2019	May	June	July
Expenses		60,071.15	78,694.71	Unavailable
Revenues		67,013.80	66,916.80	When minutes
Net Income		6,942.65	(11,777.91)	created
Condo fee prepaid		55,848.24	50,212.74	
Condo fees owed		239,891.55	244,034.88	
Reserve Accounts				
Check/Money Market 4707		11,241.57	2,438.46	798.04
Business Value 8845		976.65	0.00	173,936.39
Business IDA 4715		153,691.12	151,168.22	0.00
Total Reserve		165,909.34	153,516.68	174,734.43
<b>Business 8845 deposits*</b>				Transfer from Union Bank \$25,800.00

## VI. RESIDENTS’ FORM

- Ms. Green mentioned the unpaid condo fees and what action is being taken to address this issue.\*
- What treatments are being applied by Orkin to address the mice at 1800 Snow Meadow
- Once again the poor quality of work being done by the cleaning company has been brought up; they do not vacuum all buildings each week, sweep around dumpsters, wipe windows or clean laundry rooms per their contract.
- Ms. Bright mentioned that the tennis court is overridden with weeds; why doesn’t the lawn mowing company weed whack the weeds in the tennis court
- There is a window air conditioner in the window of #101 1805 Snow Meadow Lane that has been there since May and have they been cited and fined. Why is it still there as it is against the Bylaws to have window air conditioners?
- Ms. Cohen requested additional 2015 to 2019 documents promised to her by Metropolis Ben indicated that Todd at Metropolis would follow up on this

- Unit owners are concerned by the number of renters; it is estimated that we now have 40% units with renters. How can we limit the number of units being rented?
- Ms. Evans mentioned that she is putting up the year meeting schedule and swimming pool hours and people are removing them. Unit owners need sufficient notice of board meetings and this prohibits others from knowing when the meeting will occur and this prevents others from knowing the hours that the pool is open.
- Ms. Evans mentioned that new hall lights were installed in her building and that the wattage is incorrect for such small spaces; also, the board did not approve the expense of new hall lights.
- Mr. Sadykov of 9 Windblown Court voiced his concerns regarding the fire in his building; also, while carpets are up and work is being done, would like Orkin to treat the whole building for cockroaches and water bugs.

A conference call was held by the Board with a collections lawyer to collect unpaid condo fees. Mr. George Perry is our representative and his firm, Law Office of Gregory Alexandrides, LLC, uses a deferred payment method. We have asked him to address those condo fees that over a 92 day limit.

## VII. ACTION ITEMS

**Most Action Items were not discussed due to time constraints**

**Residents were updated on information available concerning the fire at 9 Windblown.**

Ms. Hunter requested that her proposal be moved to the beginning of the meeting as she had another meeting to attend. The board approved the proposed figures presented by Ms. Hunter  
3 Votes – Carl Simon, Mike Fridman, Diana Evans;

Scope of work:

- |  |   |
|--|---|
| 1. Check trashcans   | 6. Assist with pool cleanup   |
| 2. Check bathroom and supplied with toilet tissue and towels, etc.             | 7. Check grills   |
| 3. Check pool area and <b>communicate</b> rules (discuss) to lifeguard on duty | 8. Sweep deck and surrounding facilities  |
| 4. Check to see that the pool area is properly maintained                      | 9. (Volunteer to check passes on weekends and occasional weekdays) <b>Check pool passes and help to enforce rules and regulations for pool area weekends and occasional weekdays.</b> |
| 5. Report broken items for replacement   |   |
| ○ June - \$25 per week   |   |
| ○ After July 4 <sup>th</sup> – 20 per week                                     |   |
| ○ August \$15 per week   |   |
| ○ September – Extended weekends - \$10   |   |

Additionally, Ms. Hunter proposed: funds for supplies totally (hose, hose nozzle, Bristol scrub brush, plants) \$183; Scrub pool chairs \$100; Upkeep of chairs \$75; Clean ladies room every two weeks \$25, supplies \$35.

Mr. Allen indicated that Ms. Hunter deserved more and increased the amounts to:

- June - \$45 per week
- After July 4<sup>th</sup> – \$35 per week
- August \$35 per week
- September – Extended weekends - \$15

Ms. Evans asked Metropolis to request pricing for pool area umbrellas (3) as the existing umbrellas were badly damaged. Metropolis received a quote of \$81 per umbrella; proposal approved and Mr. Allen chose the turquoise color for the umbrellas. **\*Two pages describing scope of work.**

The pool contract was reviewed and the requirement for a mini refrigerator in the pool office for the life guard was not met; a mini frig was ordered (\$105) for the office and a fan was donated to keep the office cooler for times when the guard is inside during rain storms, etc.  
New picnic tables were purchased for the pool area as the two existing picnic tables were falling apart. Mr. Allen ordered two new tables from Barnyard at a cost of \$464.90.

#### **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)

#### **2014/2015 TAX RETURNS/AUDIT — 135352**

Audits for 2014, 2015, 2016, 2017, and 2018 had not been completed as required by the Bylaws and the 2019 audit will be due to be started at the end of 2019. A proposal was received from one auditing company and the amount was too high; alternate auditors have been solicited for proposals.

#### **CARPET SHAMPOOING — 150597**

A request was made to postpone the cleaning until the fall after the summer season. Request was denied and the carpets were shampooed in July for \$3,920; a request was made by Diana Evans to reduce the amount as 9 Windblown Court has had its carpet removed and only 27 building carpets were shampooed.

#### **EV CHARGING STATIONS — 304260**

Metropolis received a request to open the discussion with the Board regarding charging stations for electric cars at Rockland Run. The Board voted a unanimous no on this issue.

#### **FENCE FACING JONES FALLS On Hold awaiting Reserve Study recommendations**

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.

#### **FIRE - 9 WBC — 304914**

**Unit owners affected by the fire have been kept in the loop concerning work to be done. Presently, asbestos removal is in progress; unit owners have been displaced while this process is performed. After asbestos removal has been completed, repairs can begin.**

#### **GUTTER CLEANING — 293510**

Metropolis forwarded the latest proposal from Special Gutter to clean all of the gutters at Rockland Run. The contract was approved for two cleanings; one in the fall and one in the spring each to cost \$4,000. Specialty Gutter realized that their previous year's proposal fell short due to the extensive of work required. \$8,000

#### **J. D. Rellek Co., Inc. (Distribution Integrity Management Plan) DIMP MEETING — 136261**

Ben Colbert and Diana Evans met with J. D. Rellek representative for update training for gas leak safety procedures - August 1, 2019 at 10:00 a.m.

#### **J. D. Rellek Co., Inc. MAIN GAS LINE INSPECTION CONTRACT — 132206**

2019 contract for J.D. Rellek approved. \$9,950. Lines are checked for leaks and damage.

#### **LANDSCAPING CONTRACT 2019 — 167726**

Lawn Designers was selected as the 2019 landscaper. \$28,575

#### **PARKING LINES ISSUES — 294316**

**R. Carpenter painted lines on parking lot; R. Carpenter painted fire lines on curbs**

**Lines painted \$5,418**

**Fire Lines on Curbs painted \$3,500**

#### **PARKING LOT DRAINAGE ISSUE — 293752**

Metropolis forwarded concerns regarding the parking lot drains not performing and areas where water stands after rain storms. Reserve agent stated that paving over existing asphalt lifted these areas above the drains to carry water away. **On Hold awaiting Reserve Study recommendations**

**POOL CONTRACTOR — 135211**

Sunset Pools was selected as the pool vendor of choice for the 2019 season. The proposal for 2019 included a 1% increase (\$18,854).

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**PROJECT PLANNING — 131219**

**On Hold awaiting Reserve Study recommendations**

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**RAMP REQUEST - 1802 SML 202 — 305168**

Metropolis received a phone call from a mediator for the Attorney General who works with senior citizens on behalf of Ms. Gruntman. Proposals were requested for a ramp or other means of access for Ms. Gruntman to have safer access to her building utilizing handicap requirements. Hammerhead Construction has presented two proposals for review.

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**RESERVE STUDY — 291394**

At the February 2019 meeting, the Board approved the solicitation of a Reserve Study for Rockland Run. The proposal from Miller Dodson was approved and in progress. \$3,946

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**TENNIS COURT REPAIRS — 284214 On Hold awaiting Reserve Study recommendations**

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

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**UNPAID CONDOMINIUM FEES**

Ms. Evans was questioned at the April Board meeting as to why there were so many unpaid condo fees. Ms. Evans responded that the current lawyer for the condominium did not have experience in this area and that she would solicit proposals from collection lawyers. Metropolis supplied a few names of lawyers; Ms. Evans contacted several lawyers and proposals were requested. The board reviewed proposals submitted and voted to hire The Law Offices of Gregory Alexandrides, LLC. This group uses a deferred payment approach and will begin the process of collecting unpaid condo fees.

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**EXECUTIVE SESSION – Items not addressed due to time constraint.**

**Proposal for Services**  
**Pool /Facilities Management**

**From:** Laura Hunter  
 1811 Snow Meadow Lane, #301  
 Baltimore, MD 21209

**Background:**

Our current pool management company uses a rotating shift of lifeguards for the pool area. The Rockland Run Pool has been mismanaged as it is hard to enforce pool rules as a result of the rotating lifeguard shifts. Due to this problem which has continued over the past few years, the community has a reputation to let people in without passes. Also, the pool and its' facilities have been both open and closed while in disarray (pool not maintained properly, trash in cans, bathrooms without toilet paper, soap, etc).

**Purpose:**

The purpose of this proposal is to enhance the surroundings of the pool area by ensuring the pool area is kept tidy, properly supplied and report items broken in a timely manner in order to enforce and eliminate health and safety concerns. Communicate pool rules to the rotating lifeguards and also help to enforce those rules.

**Scope of Work**

- Check Trashcans at night to make sure all food is thrown away / disposed of properly.
- Check Bathrooms to make sure they are properly supplied with Toilet Paper, etc.
- Check pool area and communicate rules to lifeguard on duty.
- Ensure pool is properly maintained from pool company (skimmed, backwashed, scrubbed, chemicals checked and proper mechanical usage [chlorine motor on when necessary and chemicals added to the pool when necessary]).
- Report broken items in need of replacement to Board Director.
- Assistance with pool clean up.
- Check grills.
- Sweep deck and surrounding facilities when not maintained by pool staff.
- Immediately report broken items to Board Management.
- Check pool passes and help to enforce rules and regulations for pool area weekends and occasional weekdays.

June - \$25 per week

After July 4<sup>th</sup> - \$20 per week

August - \$15 per week

September – Extended weekends - \$10

Note: Services performed six hours total for Saturday and Sunday plus mid-week checks for two hours.

### Auxiliary Items

- Paint end of year – (Estimated \$700 per room [not including supplies]).
- Power wash pool deck and bathrooms - \$600 (at pool close)
- Scrub and clean pool deck chairs with black stains (will need access to pool on Monday) - \$100
- Upkeep of pool chairs during summer - \$75.00 one-time charge
- Clean ladies room – When needed, at least every two weeks (extra service, if needed of \$25.00 not including supplies or \$35.00 including supplies).

### Items needed

- Scrub bucket
- Gloves
- Awesome / Comet
- Simple Green – detergent
- Long hand-held scrub brush for scrubbing baby pool
- Paper Towels