

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
October 28, 2019

- I. Call to Order: 7:06 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Mike Fridman, Laura Hunter, Carl Simon
Ben Colbert, Metropolis Management
George Perry, Law Offices of Gregory Alexandrides, LLC.
Unit Owners in attendance: 12
- III. Meeting Agenda – Approved by Bob Allen and Diana Evans
- IV. August 19, 2019 Minutes Approved - Approved by Bob Allen and Laura Hunter
- V. Treasurer’s Report:

Finances	2019	August	September	October 25	November
Expenses		92,231.91	83,609.42	76,682.97	Not
Revenues		165,823.00	67,471.20	67,571.80	available
Net Income		73,591.09	(16,138.22)	(9,111.17)	
Condo fees prepaid		42,823.12	40,244.52	44,238.39	
Condo Fees Unpaid		241,283.56	245,933.54	252,303.87	
Units Sold/Owe funds		64,044.85	64,044.85	64,044.85	
Current Owners Unpaid		177,238.71	181,888.69	188,259.02	
Reserve Accounts					
Check/Money Market 4707		798.04	577.52	496.54	415.56
Business Value 8845		13,936.39	209,721.74	199,981.13	189,843.98
Business IDA 4715		0.00	0.00	0.00	0.00
Total Reserve		196,480.04	210,299.26	200,477.67	190,259.54
Business 8845 deposits*		Deposits 5.00; 14,276.50; 21,631.50	Deposit 14,276.50		

VI. RESIDENTS’ FORM

- **Several Unit owners asked why the pool did not have the pool cover on and why the furniture was still out. Laura Hunter Explained that bids for pool work were being sought and after the inspections Sunset Pool would winterize the pool and put away the furniture.**

ACTION ITEMS**BUDGET MEETING - 131599**

Board members and those in attendance discussed the proposed budget created by Metropolis. Questions were asked by both Unit Owners and Board members. Many important suggestions were made by Unit Owners and taken into consideration.

Several adjustments were made to budget categories and the revised budget will be presented at the Annual Meeting for approval.
Copy of proposed budget and revisions included.

CAMERAS/SECURITY LOCKS/INTERCOMS – 309516

Proposals were solicited for Security Cameras/Door Locks and Intercoms. The amounts suggested were extremely high – in the \$100,000 thousands; alternative solutions to be sought.

CLEANING CONTRACTOR — 277880

There are currently 5 cleaning contract proposals to be considered for the 2010 year.

JaniKing - an employee 5 days a week for 5 hours for \$1,900 for the first year and \$2,000 the second year.

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

Anago Cleaning Company: \$1,638.00

Curtis Colbert: \$1,300.00

Jan-Pro: \$1,475.00

LANDSCAPING CONTRACT — 131496

Carl Simon will seek additional bids for a landscaping contractor; current bids are too high.

Snow contractor was not discussed.

Adjourned: 10:00

DRE

	Annual Budget 2020	Proposed 2020 Budget	Revised 2020
Revenues	\$2,019	\$2,020	\$2,020
Assessment Income	\$795,590	\$795,590	\$795,590
Late Fee Income	\$8,000	\$8,000	\$8,000
Interest Income	\$1,500	\$300	\$300
Returned Check Income	\$60	\$0	\$0
Reimbursed Legal Costs	\$0	\$1,000	\$1,000
Resale Certificate Income	\$100	\$0	\$0
Miscellaneous Income	\$500	\$150	\$150
Insurance Claim Revenue	\$0	\$0	\$0
Reserve transfer to Operating	\$0	\$0	\$0
Total Revenue	\$805,750	\$805,040	\$805,040
Expenses			
Grounds			
Landscaping Contract	\$21,000	\$29,700	\$29,700
Grounds OMR	\$2,700	\$2,000	\$2,000
Snow Removal	\$15,000	\$15,000	\$16,000
Tree Care	\$10,000	\$5,000	\$5,000
TOTAL Grounds	\$48,700	\$51,700	\$52,700
Pool			
Pool Repair & Maintenance	\$7,500	\$15,000	\$15,000
Pool Supplies & Equipment	\$1,500	\$1,000	\$1,000
Pool House Cleaning	\$0	\$2,000	\$2,000
Pool Management	\$18,815	\$25,000	\$25,000
TOTAL Pool	\$27,815	\$43,000	\$43,000
General & Administrative			
Audit	\$1,000	\$1,900	\$1,900
Property Management 3% increase	\$48,386	\$50,108	\$50,108
Bank Charges	\$3,000	\$3,000	\$3,000
Insurance Premium	\$52,000	\$68,184	\$68,184
Insurance Deductible	\$5,000	\$5,000	\$5,000
Website	\$300	\$390	\$390
Postage & Copying	\$4,000	\$4,500	\$4,500
Legal Services	\$20,000	\$15,000	\$10,000
Meeting Room	\$150	\$150	\$150
Administrative Expense	\$7,100	\$15,000	\$15,000
Bad Debts Expense	\$1,000	\$1,000	\$1,000
Engineering Study	\$0	\$0	\$0
Taxes & Licenses II	\$600	\$150	\$150
TOTAL General & Administrative	\$142,536	\$164,382	\$159,382

Building Improvements

Janitorial Contract	\$28,380	\$28,380	\$28,380
Sprinkler/Fire Alarm	\$9,000	\$9,000	\$9,000
Building Maintenance & Repairs	\$95,000	\$162,719	\$163,719
Plumbing Repairs - Projects	\$15,000	\$30,000	\$30,000
Lock Repairs	\$500	\$500	\$500
Pest Control Contract	\$7,500	\$6,500	\$6,500
Fire Extinguisher	\$500	\$500	\$500
Building Hot Water Heaters	\$1,000	\$1,000	\$0
Building Supplies & Equip	\$4,000	\$1,000	\$500
Carpet Cleaning	\$4,000	\$3,000	\$2,500
Electrical Repairs - Projects	\$5,000	\$15,000	\$15,000
Electrical/Maintenance Supplies	\$5,000	\$8,000	\$5,000
Fire Repair	\$0	\$0	\$0
Water Abatement Services flood	\$1,500	\$1,000	\$0
Exterior Painting	\$0	\$0	\$0
TOTAL Building Improvements	\$176,380	\$266,599	\$261,599

Utility Expense

Telephone	\$8,000	\$3,500	\$3,500
Trash Removal Contract	\$30,000	\$25,800	\$25,800
Bulk Trash Removal	\$0	\$1,500	\$1,500
Electric	\$75,000	\$53,000	\$53,000
Water & Sewer	\$50,000	\$50,000	\$50,000
Gas & Gas Delivery	\$75,000	\$65,000	\$65,000
HVAC/TYCO	\$1,000	\$1,000	\$1,000
TOTAL Utility Expense	\$239,000	\$199,800	\$199,800

Reserves

Replacement Reserve	\$171,319	\$79,559	\$88,559
TOTAL Reserves	\$171,319	\$79,559	\$88,559

Total Expense	\$805,750	\$805,040	\$805,040
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