

Rockland Run Condominium

Board of Directors Meeting Minutes

May 20, 2014

Attendees:

- Ivan Sadykov
- Thomas Teglassy
- Naum Gilkis
- Alicia Whye
- Smita Pai
- Ben Colbert
- 3 residents

I. Call to Order- 7:08 pm

II. Proof of Quorum

- a. 3 board members in attendance

III. Approval of Agenda

- a. Unanimous

IV. Approval of Previous Meeting Minutes

- a. Unanimous

V. Resident's Forum

- a. 9 Windblown – waiting for siding delivery
 - i. Supposed to arrive May 21st.
 - ii. Resident left Ivan his cell number so that he can be called when the siding arrives and let everyone into his place
- b. 133029- Fire escape stairwell is full of leftover junk from Bathroom repair work
- c. 133057- 1805 Snow meadow lane- T-1- Condensate
 - i. Leak from unit above that caused a wet area in ceiling of T-1.
 - ii. Unit lateral line may need to be cleaned. Needs to be done once a year by
 - iii. Wet area in ceiling of T-1 needs to dry out before repairs can be done
 - iv. owner
 - v. Vertical line will need to be cleaned by board. 52 tiers to our building will have an estimated cost of \$1000 min to complete.
 - vi. Naum will get estimates
 - vii. Mailing will be sent to unit owners reminding them to clean out their own lines
 - viii. Smita will provide us an article on this situation.
- d. 131669- 1803 Snow Meadow lane- T-1- Noise Complaint
 - i. Letter from Metropolis sent to unit owner above on May 12th.

- ii. Noise can start as early as 6:00 a.m. and last as long as 3:00 a.m. the next morning.
 - iii. Resident has lived in the unit since 1999. Had no problem with previous residents. Now renters with a small child are in the unit.
 - iv. Smita suggests that if nothing has changes from meeting till beginning of June then we do a board meeting hearing with a closed session at the start of the meeting.
 - v. Unit also has a water problem that needs caulk. Naum will go to unit and help.
- VI. President and Treasurer's report
- a. President has nothing to report. Believes community is getting better and making improvements.
 - b. Treasurer- nothing to report at meeting. However, the financial statements were sent out during the meeting. As of End of April we have:
 - i. Operating account : \$26,334.51
 - ii. Reserve Accounts: \$1,193.79
 - iii. Total Cash: \$27,528.30
 - c. RFA 13221
 - i. Approximately \$9000 missing from attorney
 - ii. Attorney claims to have sent the check and that it was cashed. Ongoing battle that is being handled by Metropolis
 - d. No monies placed in account for reserve funds for April
 - i. Smita plans to place for May
 - ii. Metropolis should be getting statements- one was received on April 10th from Feb. This was included in finance report.
- VII. Action Items- due to time restraints only certain items were discussed at this month's meeting
- a. Pool Contract- RFA 132491
 - i. Action of the board to restrict those units that are \$1000 or more delinquent
 - ii. Letter will be sent to board to review before those units are identified and the letter is distributed
 - iii. Board agreed that lifeguards will keep track of those badges/units that have delinquencies and deny access to the pool
 - iv. For Memorial Day it was decided that all residents will be allowed to access the pool regardless of delinquencies
 - v. Discussed possibility of renting the pool out for parties- must check with insurance before a determination can be made
 - vi. Also discussed charging \$5 for those residents or guests of residents that do not have a pass or for those that whose party size is larger than the pass will allow ie: if a person has one pass but three guest. Two can get in on the one pass, but the third person will pay \$5 instead of being denied entrance. – Will need to talk to lifeguards to see if they are ok with being responsible.

- b. Asbestos Concerns- RFA 131485
 - i. Some buildings and Units may have asbestos
 - ii. Agreed that a flyer will be sent out reminding all residents to be careful when making renovations.
 - iii. Information will also be included in selling packages
- c. Flowers- RFA 132982
 - i. Flowers sent in email to board from Metropolis were approved
 - ii. Earlier on May 20th old vendor made a mistake and removed our flowers due to address confusion- plants were placed back and they went to their correct location
 - iii. I asked about placing perennials to help save cost on constantly replacing flowers every season. Would need to discuss with Y&L to determine if there is a cost difference. But could it also keep our neighborhood looking nice all year long.
 - iv. Need soil and grass bid from Y&L as well as other vendors- some areas need to be resurfaced
 - v. 1805 snow meadow- contractors destroyed landscaping- needs to be corrected. Possibly Comcast
- d. Fire Escapes (Smoke towers)
 - i. To be done in June. Asking for security deposit
 - ii. Need to send invoice this week (week of May 19th)- Smita will handle next week if sent this week
 - iii. Start job June 9, 2014 on Longstream
 - iv. Need to sign invoice for down payment
- e. Washer/ Dryer – RFA 132942
 - i. 4 addresses that requested an extra washer and dryer
 - ii. Ivan will speak with MAC Gray b/c a unit needs repairs but received no responses from them. 7 Windblown
- f. Budget- RFA 131599
 - i. Agree that Fire escape money will come from reserve
 - ii. Kept assessments the same
 - iii. Motion to formally adopt 2014 budget- unanimous
 - iv. Metropolis is to confirm if \$33,000 went in reserve from Victory operating account
 - v. Have \$166,000 to address Fire Marshall concerns
 - vi. Agreed that if there are line items under budget we will move those monies into the reserve.
 - vii. It is noted: Budget from Metropolis, which excludes the Fire Marshall mandates, is preliminary and subject to change.

VIII. End of Meeting: 9:10