

ROCKLAND RUN CONDOMINIUM
BOARD OF DIRECTORS MEETING MINUTES
June 17th, 2014

Attendees:
Naum Gilkis
Thomas Teglessay
Ivan Sadykov
Alicia Whye
Ben Colbert
8 Residents

- I. Call to Order
 - a. 7:09 am

- II. Proof of Quorum-
 - a. more than 3 members were in attendance

- III. Approval of Agenda
 - a. Unanimous

- IV. Approval of Previous Meeting's Minutes
 - a. Unanimous

- V. Residents' Forum
 - a. RFA 133646- Naum had gutter cleaned out to fix the balcony ceiling issue.
 - Naum needs to enter the unit but we need the owner's permission first. Through an email or letter.
 - b. Ms. Evans- Balcony roof is leaking. Questioned if this is an owner responsibility or board.
 - Confirmed that this is common area and board responsibility to fix. She will submit a request to metropolis so this can be logged and tracked
 - c. 10 Longstream- 102- requested Power washing the exteriors of the building.
 - Power Washing was looked into last year - but it never happened (Thomas comment)
 - Informed resident that this is cosmetic and will need to review if it is in our budget.
 - d. It was stated that past documents related to the board are missing.
 - Only documents from 2011 forward are around
 - Past property manager brought all the documents to the storage room, but they have disappeared.
 - Board will look into scanning what we have left so that we can have a digital copy and not have this happen again

- e. Ms. Hack- Noise complaint
 - Says she is now sleeping with ear plugs
 - The residents will be moving out so no further action will be taken unless extremely necessary
 - Will hold a hearing if it the residents do not move out and the noise doesn't end.
- f. Carpet Shampooing
 - Ivan wanted to approve having the carpets shampooed.
 - This is a cosmetic item that should be placed on hold and reviewed to see if in budget along with power washing
 - Decided to have a list created of cosmetic items that will be reviewed later.- the list should have designation of priority items

VI. President's/Treasurer's Reports

a. Treasures Reports

- Reconciled \$56,605 operational account
- Received \$70,000 in May from Assessments
- Moved over 6 accounts to new lawyer that will be more aggressive in collecting debt from those units.

b. President Report

- Damaged Grass areas- Ben spoke to the Landscaper and were told that the grass at 7 windblown could be at least \$1000. Needs a list of all the areas that needs work so it can be added to the contract.
- 1809 has damaged grass, but this work can be physically completed by members of the board or residents. If the area is raked, the grass will grow.
- Ivan suggested we plan all cosmetic repairs till Fire Marshall's report is completed because this is required work. It will also give us a better idea of our budget.
- Court Case against 3 board members- members were being sued for \$26,000- Board has spent over \$18,000
 - Case was presented to community and an official motion to dismiss the court case was completed
 - It was a unanimous vote to dismiss this case- Naum did not vote since he is mentioned in the case.

VII. Action Items

A. Pool Passes – 133465

- a. Approved Suburban Sign proposal – passes will be available soon
- b. Lifeguards not regulating who has a delinquent unit over \$1000
- c. Need to figure out how to get them to do their job

B. Public Service Commission – 132206

- a. Board approved issuance of Natural Gas memo.

C. Audit – 132175

- a. Ivan is going to contact auditor from 2013 and sign document. A lawyer needs to be contacted to help with forensic audit.
- D. Reimbursement Request – 131378
 - a. Resident requested \$50 for having hot water heater fixed
 - b. Question on whether this is a common element of unit element
 - c. Letter was found signed by past board that stated they are common elements
 - d. An amendment needs to be registered with the county to be considered a law.
 - e. Metropolis is going to check if the new amendment is registered with the county. If the answer is yes, we will pay the \$50. If no, then we do not need to reimburse.
- E. Bulk Gas Contract – 132003
 - a. Had two Bulk gas options- 12 month with a slightly higher rate than the 24 month option.
 - b. Board approved 24 months
- F. Facebook – 133004
 - a. Board approved the creation of a Facebook page
 - b. Residents can post pictures of them in the community, post any activities or events
 - c. Page is not meant for complaints- metropolis will still handle those.
- G. FHA Approval – 132880
 - a. FHA contract goes up for renewal in 2014.
 - b. Board approved to renew this contract
 - c. Cost around \$2000/ \$3000 to renew
- H. Fire Damage/1809 Snow Meadow Lane #201 – 132653
 - a. We need to hear from resident in order to get in her unit to fix the fire damage.
- I. Metspector/13 Suntop Court #201 – 131895
 - a. Resident had leak in window- caulking/gutters were redone- no more leak complaints
 - b. Naum will inspect sockets and determine what needs to be fixed
- J. Minutes – 132009
 - a. Motion to approve last month's minutes- unanimous approval
- K. Newsletter – 131604
- L. Noise Concern/2 Longstream Court #201 – 132177
- M. Request For Minutes – 131375
- N. Resale Request – 133178
- O. Tennis Court – 132481
- P. Water Damage – 133189
- Q. Items K-P above were not discussed due to time constraints. Will review next meeting.

VIII. Adjournment- 8:44 pm