

ROCKLAND RUN CONDOMINIUM
BOARD OF DIRECTORS MEETING AGENDA
July 15th, 2014

Attendees:

Ben Colbert
Ivan Sadykov
Yefim Kopelnik
Thomas Teglassy
Naum Gilkis
Alicia Whye
One resident

- I. Call to Order
 1. 7:03

- II. Proof of Quorum
 1. More than 3 board members in attendance

- III. Approval of Agenda
 1. Unanimous Approval

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

- V. Residents' Forum
 1. No statements

- VI. President's/Treasurer's Reports
 1. President's Report:
 - Smoke Towers: Ivan spoke to Bath and Tile. 6 Longstream Court completed
 - Work still needs to be done on Thursday, July 17, 2014, including lighting
 - Ivan suggest the contractors move on to 2 and 4 Longstream court
 - We need to keep moving forward with repairs because an extension was not approved by the fire marshall. December 2014 is deadline to have all work completed.
 - Need to prepare the budget for this project- Thomas suggests a worst case scenario budget
 - Ben will call contractors to gather enough information to put the budget together
 - Motion to schedule the next smoke towers for next month- August. – Motion approved by 3 (Ivan, Tom, and Alicia) of the 5 attending

board members. Ivan will contact contractors to get new contracts on the 2 new buildings

2. Treasurers report:

- Tom questioned if we were getting statements from bank- Ben confirmed that the PNC statements they receive, but not the Susquehanna
- Tom went into the Susquehanna branch and was informed that in order to change the signors on the account Ivan and Naum both must to the branch the account as open and sign the documents, showing ID.
- Operating account: \$13,000.96; Reserve Accounts: \$1,193.75; Total Cash: \$14,194.75

VII. Action Items

A. Hurricane Damages – 132512

- a. 44 invoices up to \$30,000 that need to be paid- Naum believes some of the invoices have been paid
- b. Metropolis will hold paying the invoices till we receive more information.

B. Smoke Tower – 133076

- a. Please refer to President's report (section VI)

C. Audit – 132175

- a. Ivan's signature on the audit is not valid because he was not on the board back in 2013. Need Tom to sign.

D. Fidelity Insurance – 133178

- a. Greater American proposal came in and the board needs to decide the benefits of the insurance plan.
- b. New law states that the board must take out another insurance policy for the management company. Board approves the second policy and request that Metropolis take the minimum benefits allowed.

E. Minutes – 132009

- a. Refer to section IV

F. Reimbursement Request – 131378

- a. Mr. Silverman requests \$50 for water heater repairs
- b. If the board member's letter with signatures is a true addendum then it doesn't have to be filed with the county- However, all unit owners must approve the addendum before it becomes law.
- c. Metropolis will have new lawyer review the documents and give recommendation. This lawyers recommendations will be the last review and his determination will be what the board will follow.

G. Water Heater – 133594

- a. See Reimbursement Request above (131378)

H. Bushes – 133591

- a. All bushes have been trimmed

I. Facebook – 133004

- a. Need to determine how this will be promoted and what will be on the site.
- b. Discussion needs to happen on how the site will be used by board and residents

J. Lighting Issue – 133487

- a. Ivan will look into

- b. 11 suntop court has a dark stairwell. Requesting that lights be programmed so that they come on earlier in the evening.
- K. Newsletter – 131604
 - a. Wait a month to see how this should be handled
 - b. Use the newsletter wisely. We don't want to create something that doesn't get read.
 - c. Alicia and Ben will discuss it further
- L. Noise Concern/2 Longstream Court #201 – 132177
 - a. 2 Longstream is complaining about 201
 - b. Check to see if there is 80% carpeting in unit
 - c. Will send letter to 201- Step one in our procedures
- M. Request For Minutes – 131375
 - a. Need Nov 2013 through Feb 2014.
 - b. Ivan, Naum, and resident will check what they have in their files.
- N. Resident Concerns – 133759
 - a. Request larger numbers on doors- already being completed. Some buildings already have the new numbers- needed for emergency units to identify addresses easily
 - b. Fire Marshall requires number be on the back of buildings. Metropolis will ask what the requirements are for completing this.
- O. Resident Concerns – 133949
 - a. 1807 fire doors left open- trash in stairwell
 - b. 1807 requesting extra washer and dryer
 - c. Naum will look into both cases
- P. Tennis Court – 132481
 - a. Naum is having work done to the tennis courts
 - b. Several board meetings ago there was discussion on a lock for the door. It was decided by all board members that a lock isn't required. Tennis courts will remain open

VIII. Adjournment- at 8:44 pm