

## NOTES TAKEN by Ms. Diana Evans at December 17, 2013 BOARD MEETING of ROCKLAND RUN CONDOMINIUM

Minutes of December 4, 2013 meeting read and approved.

Election results approved:

Ivan – 89  
Yefim – 87  
Jeff – 30  
Dawn – 24  
Alena – 15

President – Ivan; Vice President – Naum; Treasurer – Tom Teglassy; Member at Large – Yefim; Secretary position open. Tom Girolamo resigned as secretary.

Treasurer reported \$746,000 budget; \$775,000 with \$30,000 short of income

Expenses \$947,000; \$775,000 spent with \$172,000 more than budgeted; taken from reserve fund.

All accounts together: Susquehanna - \$20,000; PNC - \$8,000; Georgia Bank - \$7,000.

Ivan has joined condominium to CAI (Community Association Institute) a non-profit and membership is \$99. Ivan asked if he should use his credit card or would a check be given to cover the membership fee. Ivan applied on line.

It supplies updates on condominium laws, lists managers and management companies in good standing.

A new management company has been interviewed and done a walk through.

2014 budget needs revision and amendment. Motion to cancel budget with fee 29% increase approved. Board wants to keep 2013 budget same for 2014. Payments to remain the same and coupons from new management company will be mailed out to unit owners.

Tom Teglassy disagreed with decision to keep the same 2013 budget because we will not meet obligations of the fire marshal plus other obligations. Ivan says that new contractors are being sought for the work required by the fire marshal. If shortage of money board may have to have a small fee increase.

Dawn asked who put up the anonymous notes on the bulletin boards. Only officially identified papers are permitted on the bulletin boards per the by-laws.

Ivan has met with the fire marshal and Rockland Run will continue to obey what has been required by the fire marshal and must be completed by 2017.

Someone asked if the fire marshal could attend one of our meetings. Only mandated maintenance and repairs are being made at present.

The current attorneys should be replaced with new attorneys. Tom Teglassy disagreed with the change.

Tom Teglassy also suggested that contracts not be cancelled until searches have been made for replacement companies to do work. Victory Management's contract ends Feb 28, 2011 and board has to let them know the contract will not be renewed in writing, by January 28, 2014.

Bank accounts signatures to be the president and treasurer; management company not to sign checks. Naum want to close the Georgia bank account and move money to Susquehanna.

Audit of financial records to be done in February; Ivan wants to do in-depth audit but it is costly.

Snow contract goes until April 2014; someone assigned to call if snow fall is less than 2 inches to have sidewalks cleaned; person assigned is Naum.

Unit repairs – 7 Suntop water leak; 1809 gas leak; \$1,700 to repair door fire fighters lifted and paint chipped; replace storage cubicles that have been removed for mold work;

[devans7107@aol.com](mailto:devans7107@aol.com)