

Rockland Run Condominium  
Board of Directors Meeting  
Moses Montefiore Synagogue  
February 23, 2015

- I. Call to order
- II. Quorum established: Ivan Sadykov, Naum Gilkis, Tom Deglassy  
Robert Allen absent
- III. Agenda for meeting approved
- IV. Action items:

Pool contract:

Metropolis has completed the bidding process for 2015 pool vendors. Board approves American Pool. Need to ensure that the lifeguards speak Russian as a second language. Need to cancel contract with DRD.

Removal of items in stairwell:

4 Longstream Ct #101. Items left illegally within the smoke tower were removed. Owner request for reimbursement for cost of items denied by Board.

Snow event:

Metropolis received invoices from Y&L Landscaping for snow removal costs. Naum and Ivan were monitoring the time people spent on the property and believe the numbers are in error. Need to draft a letter about the time and materials spent being too high. Board is holding all snow removal payments at this time.

Balance report:

Dispute over beginning balances of the community from Victory Management and whether to waive the beginning balance. Board approves 3-0 to waive the beginning balance.

Hurricane damages:

Metropolis has received outstanding invoices from NAC regarding damages from hurricane Sandy totaling \$29,220,44. Hartford insurance verified claims they dispursed payments for the claims. Questionnaires were sent to owners whose units had repairs done by NAC to determine what the final payment should be. Board will give a date where they will meet NAC and show them repairs which were not completed.

Minutes:

Minutes are needed for January 2015 meeting and for February's meeting. Ivan will contact Robert and request minutes for January, and forward meeting notes of February's meeting so he can make minutes for February.

Reserve account:

Metropolis requests board approve monthly contribution for reserves. Metropolis to move \$16,000 over this month, assuming the funds are there.

Trash concern:

Board approves the writing and distribution of a memo to owners of the proper trash and recycling rules. Board also asks Metropolis to contact trash company and see if we can get new dumpsters or have existing ones painted.

Attorney General Correspondance:

Regarding the 2014 budget complaint from Mr. Silverman, Baltimore County responded they are closing the matter.

Fire door repairs:

Metropolis met with the Board and the Fire Marshall on February 5, 2015 regarding the outstanding repairs, of which the majority were completed. 25 items were removed from the Fire Marshall list. Major items left are fire panels in 1801 and 1803 Snow Meadow Ln, and fire sprinklers in 1 and 3 Longstream Ct. Need to follow up with Tyco to get the work date so information can be passed on to owners.

Resident concern:

1 Windblown Ct #103. Owner of #103 claims owner at 1 Windblown Ct #203 has been hacking into her cable, internet, heat, and stealing her mail. Metropolis recommends owner of #103 contact Baltimore County's Human Services Division for resolution.

Tree Concern:

Metropolis received a call from the owner at 3 Suntop Ct. #203 regarding needed tree trimming. Owner was informed that the tree would be included in the bulk tree trimming in spring. Metropolis states we need to have three proposals for the tree trimming for the community.

Unit concern:

11 Windblown Ct. # 202. The Board contacted Metropolis in February 2015 regarding reported complaints of excessive noise and odor coming from 11 Windblown Ct. #202. After several attempts to contact the residents were unsuccessful, Metropolis was asked to draft a letter to the owner to advise them of these concerns. Ivan will contact owners of 1 Windblown Ct to see if letter was effective.

Water heater:

1803 Snow Meadow Ct. #102. Owners report of leaking water heater and responsibility for repair. Metropolis forwarded a letter to owner indicating the hot water heater is the responsibility of the owner.

Unit concern:

5 Windblown Ct. # T-2. Pinhole leak found in the riser behind wall of unit #202, causing damage to T-2 bathroom, bedroom, and hallway. There were 5 days between the leak and when it was reported. Board requests Berger be contacted and instructed to repair the damages.

Meeting adjourned