

Board of Directors Meeting Minutes: July 26, 2011 -7pm

Attending: Board Members:

Natalya Shelest
Thomas H. Teglassy
Marvln Olansky
Jeffrey Silverman
Alena Zhurauliova

Others Present: Thornhill - Mike Case and George Panos

Agenda:

1. Major items:
 - a) Resign from President Position
 - b) Vote for a new President of the Board of Directors

2. Unfinished business
 - a) Entry door mats
 - b) Care taker – list of maintenance tasks (Mike to bring for approval)
 - c) Verizon Fios (Thomas)
 - d) Schmarje rain water problem (Mike-update)
 - e) Mrs Butler problem (Mike-update)
 - f) Management's responsibilities

Call to Order: 7:07pm

Establish Quorum

Discussion:

1. item a) Natalya resigned. The motion passed. Everybody agreed but Alena Zhurauliova.

Item b) Motion – Natalya put forth a motion to have Alena Zhurauliova serve as the RRC Board President (all Members in favor), Jeffrey Silverman will serve as a Secretary and Natalya Shelest will serve as Member of Large.

2. item a) New 6'by 4' mats will be ordered , old mats are able to be returned.

Items b) maintenance man -

Maintenance Logbook will be housed at Thornhill and can be viewed at any point by any Board member. A log of issues tracking report will be issued by Thornhill every two weeks to the Board.

Thornhill described a process that they will use to track unit owner maintenance requests that are received by unit owners. A new phone line is being added to the shop to allow faxing and voice communication to occur was agreed upon by the Board.

After discussion, the Board agreed to let Thornhill work with one plumbing contractor to work with leaking pipes and pipe repairs. Thornhill agreed to keep the Board informed on how this process works.

Item c) Verizon Fios (Thomas) – tabled till August

Item d) Schmarje rain water problem (Mike-update)

and

item e) Mrs. Butler problem (Mike-update) – According to Thornhill, these problems are one in the same. Thornhill had contractors take a look during the week of 8/8/11 and Thornhill is waiting on a proposal. It was determined to be a roof problem

Item f) Natalya led a discussion of a list of items concerning responsibilities for Thornhill. Discussion occurred on some of the items. The Board decided to move on to other issues because of time.

3. Continuing business:

Sound barrier – Thomas Teglassy reported that the State denied our application for a sound barrier. RRC does not meet eligibility requirements. The State's response is posted on www.rocklandruncondo.com

Insurance priorities list, – Thomas Teglassy reported that he has asked Mayer and Steinberg for an updated insurance priorities list.

Reserve study committee recommendations and report:

Discussion was held about hiring a general contractor to get consult
Thornhill to contact to Twin Ridge about General contractor
Thornhill will obtain structural engineer's report and this will be provided to a few
General contractors, along with an updated insurance priorities list, and the reserve
study report.

4. New business: Bank accounts: The Treasurer visited 5 banks to discuss the possibilities of opening lines of credit and/or opening new accounts so that the RRC has FDIC insurance protection for as much of RRC resources as possible. The Board voted to allow the Treasurer to explore opening accounts at PNC and Bank of America

Submitted by Secretary Jeffrey Silverman on August 28, 2011.