

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
March 21, 2016

Board Meeting

- I. Call to Order: 7:05 p.m.
- II. Quorum established: Bob Allen, Naum Gilkis, Yefim Kopelnik,
Tom Teglassy and Marija Freeman – absent
Ben Colbert, Metropolis Management
Unit Owners in attendance: 4
Minutes taken by Diana Evans, Assistant Secretary
- III. Meeting Agenda – Approved (Bob Allen, Naum Gilkis)
- IV. Approval of Previous Meeting's Minutes (FRA 132009)
Approved – (Naum Gilkis, Bob Allen, Yefim Kopelnik)
- V. Resident's Forum
 - Caryn Green, unit owner at 1800 Snow Meadow Lane, indicated that the parking lot light at the end of the parking lot near the fence was repaired with an inferior replacement bulb and that the light is dim and that this particular light goes out on a regular basis. Is it being maintained by a certified electrician and are correct bulbs being used as replacements. See Light Fixture Repair.
 - Caryn Green asked about the leak in her laundry room, sticky substance on the laundry room floor and what appeared to be mold on the laundry room. Was it checked for mold? She was told that Naum Gilkis and the maintenance person looked at the black substance and it was not mold. The laundry room floor and walls have been painted.
 - Caryn Green asked about snow removal after the major snow storm. She indicated that all sidewalks in front of the units at Rockland Run were cleared except for the area of Snow Meadow Lane in front of 1800 Snow Meadow and near the fence area. She asked Naum about the sidewalk problem and said she had notified Ben at Metropolis of the problem and Naum indicated that he was not aware of the problem. Also, the Bobcats used to move snow cleared major areas in the community but did not clear areas on the parking lot near 1800 Snow Meadow and the parking lot for those units in that area. She was told that the Bobcat broke down when it got to that area.
 - Caryn Green asked for progress on the request she made for her to visit their office with Diana Evans to review paperwork and the books on certain items. She indicated that her request to visit the office was delayed because documents were not available. She requested that they be emailed to her if an office visit was not possible. She said that this request was made 21 days ago and would appreciate receiving requested information. Ben indicated that he would email her available items requested on her list and that some were items not in the paperwork he possessed. Ben said that he would email contract items but could not email invoice and payment information as the paperwork was too much to email. No items were presented to Ms. Green at the meeting.
 - A unit owner asked about the procedure to report problems in his building; he was told to call Metropolis Management and they in turn would relay the problem to Naum Gilkis.

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- Smell of marijuana and its usage at 11 Suntop Court – unit owners advised by Metropolis Management to call the Police if they believe that marijuana is being illegally used in their building;
- Diana Evans brought a large rock to the Board meeting. She indicated that the rock was shoveled off the top balcony with snow when the unit owner shoveled snow over the side of the balcony. Please ask balcony unit owners to be careful and not throw the snow over so that it lands in front of the patio doors. Smoke towers allow those above ground level to exit during emergencies; patio level unit owner use their patio doors to exit and if snow is piled up in front of them their safety is endangered.

VI. President's/Treasurer's Reports: No reports given

VII. Action Items:

A. Laundry Room Signs and Front Door Signs

Samples of signs to be posted in the laundry room and at the front door, submitted by Caryn Green, were reviewed and Ben said he would work on a sign asking unit owners to keep the front door closed to keep cold air out during the colder months and insects out during the warmer months. No signs for laundry room.

B. Roof Replacement

The roof on 1801/1803 Snow Meadow Lane is the original from 1996. Residents have reported leaks and can see nails protruding through. An inspection was made and it was reported that the roof is spongy and should be replaced. Two bids have been received and the Board has been requested to seek additional bids. A consensus concerning needed work will be made after reviewing bids received and suggested work presented by the bids. No action taken.

C. By-Laws Resolution Discussion

A letter from the Law Offices of M. Edvard Shprukhman was sent to unit owners indicating that according to the Rockland Run By-Laws, the operation, maintenance, repair and replacement of the water heaters within their units were the responsibility of the individual owners and not the association.

D. Resident Complaint – 144993 – Page 1 – Not Discussed

E. Wasps

Complaints concerning wasps have been made and Ben has companies on the ready if they become a nuisance. Current exterminator company, Western, is overpriced for this type of work. This has been tabled for future consideration as the warmer weather arrives.

F. Window Replacement

A unit owner at 1 Windblown Court, #203 submitted a request for approval of the Board for a replacement window. The Board approved the replacement window request.

G. Cleaning Company

A new contract has been submitted by Silver Cleaning Company. Before the contract is accepted additional conditions and corrections will be submitted to the company for inclusion before it will be approved. An additional request that the laundry room floors be mopped once a month or as needed is being requested. The current contract states that the cleaning person will dust, vacuum, mop hard surfaces and wipe off the washers and dryers once a week.

H. Contract Concern – 145875 – Page 3 – Not Discussed

I. Balcony Repairs 1801/1803 – 113194 – Page 3 – Not Discussed

J. Dryer Vents – 132482 – Page 3 – Not Discussed

K. Fire Door Repair – 131149 – Page 3 – Not Discussed

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L. Flood Light Out

After a discussion during the Resident's Forum it was established that only licensed electricians will be used to replace out door flood lights. The flood light at 1800 Snow Meadow Lane near the lower section of the parking lot has the incorrect type of light and does not light the area properly; the light goes out frequently and is of a lower wattage than the lights in other outdoor fixtures. Bob Allen said he would take a look at it.

It was established the maintenance person for Rockland Run will only change hallway light bulbs and those bulbs that do not require a certified electrician to do the work.

M. Heater –

A proposal was submitted by Ivan Sadykov to perform necessary work on hallway heaters at 1801/1803 Snow Meadow Lane to correct regulator problems and certify that they are in proper and recommended working condition.

N. Leak 5 WBC – 145365 – Page 4 – Not Discussed

O. Leak: 11 WBC – 145402 – Page 4 – Not Discussed

P. Light Fixture Repair – 3 STC – 145440 – Page 4 – Not Discussed

Q. Lights Out 1811 SML- 145403 – Page 4 – Not Discussed

R. Nextility – 45776 – Page 4 – Not Discussed

S. Pool Entry Allowance/Pool Passes – 133465/133455

The current policy is to deny unit owners who owe \$1,000 in condominium fees access to the pool area. The Board voted unanimously to continue this policy. Ben says he will be sending out notices announcing the pool policy and pool dates/hours for the summer of 2016.

T. Snow Removal Concerns

See Resident's Forum

U. Tax Returns

Approval given by Board for Toal, Griffith & Ragula, LLC to do tax returns

V. Window Leak: 5 WBC – 144813 – Page 5 – Not Discussed

W. Window Leak: 11 WBC – 145367 – Page 5 – Not Discussed

VIII. Additional Items covered:

J. D. Rellek Co., Inc. submitted a quote for the Annual Survey of Cathodic Protection, Pipeline Patrols, Valve Maintenance Check, Odorization Test, Atmospheric Corrosion Check, 60 day Rectifier Readings, and Distribution Integrity Management Plan. The quote was accepted and service renewed for 2016.

Smoke Tower status – three (3) buildings still need to be done.

American Pool contract submitted and accepted for management of pool and guard. The contract covers the 2016 season and the 2017 season.

Maintenance person for Rockland Run to be guided by Naum Gilkis concerning work he is capable of performing and those work items, i.e., electrical work done by a certified electrician, he should not tackle.

The next Board Meeting is scheduled for May 16, 2016 at 7:00 p.m.

IX. Adjournment: 9:09 p.m.

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