

Rockland Run Condominium
Board of Directors Meeting
March 30, 2022

Virtual Meeting - The Board has been holding Zoom meetings; this is a meeting to discuss the new pool season.

- I. Call to Order – 7:03 PM
Quorum established: Bob Allen, Diana Evans, Mike Fridman, Laura Hunter, Rimma Kondratyeva, Carl Simon
Ben Colbert, Metropolis Management
- II. Meeting Agenda – Approved
- III. 2022 Pool Season
 1. Pool passes
 - Discussion of new passes – New pool passes will be ordered; the old blue passes will not be accepted
 - Carl will contact printing companies and order new passes
 - Pool passes will be distributed at the pool for two weekends 10:00 a.m. to 12:00 Noon – May 14 & 15 and May 21 & 22; the first day the pool is open pass registration forms will be accepted from 10:00 a.m. to 12:00 Noon and passes assigned.
 - Metropolis will send out a notice with pool hours, pool rules and a registration form for unit owners/renters to fill out with the names of those who will be using the pool.
 - Ben will send a current list of unit owners to Diana; the list will be used to verify current owners.
 - A suggestion was made about charging a fee to those without passes allowing them to use the pool; the board voted no
 - There is a limited capacity concerning the number of people allowed in the pool at one time – 35 to 40.
 - Original Rules: *pool rules will include Sunset and Rockland Run requirements.
 2. Pool rules regarding guests – *see last pages
 - Each unit will be given passes for those who live in the unit and wish to use the pool; only 2 guests per unit will be allowed. Each pass allows the holder to enter and use the pool – not two guests per pass.
 - Unit owners will either keep the passes for their use or, in the case of renters the unit owner will transfer the use of the pool to their renters.
 3. Landlords enforcing rules and passes.
 - For tenants, we will need a copy of the lease/ license showing their current address/ or an electric bill to prove they live at the address for passes.

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4. Facility cleaning
 - The lifeguard will only be responsible for cleaning the pool and the pool area.
 - Diana has volunteered to clean the office/bathrooms to ready the pool house for the season.
5. Pump
 - A new pump is needed – Sunset will replace – cost \$3,800
6. Plumbing issues – Repairs
 - Hot water heater in the pool house office leaking and repaired
 - Toilets in the men’s room repaired
 - Leaky water fountain worked on
7. Major drainage issue
 - Water drainage issue in garden area not addressed
8. Who is cleaning after major storms not addressed
9. Who is cleaning the bathrooms?
 - Diana has volunteered to clean the pool house bathrooms once a week during the pool season. *Diana was unable to clean the pool house bathrooms and office; her schedule changed in June and made it impossible for her to volunteer; and then she was injured saving one of the picnic table umbrellas and was in the hospital for two months (July and August).
 - Silver Cleaning cleaned the pool house bathrooms each week (\$270) per week.
10. Swimming Pool lights – work has been done repair lights; more work needed.

Board to meet again in two weeks to discuss opening

***See Last Pages**

IV. Adjournment – 8:06 PM

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Rockland Run Condominium's Pool Openings Guidelines

SUMMER 2022

Our pool will be opening May 28th with occupancy restrictions and revisions to our standard pool operating procedures. The biggest change for the 2022 season will be how pool passes are handled. **There will be new pool passes for all homeowners – the old blue ones will no longer be accepted.**

Passes will only be given out to either the owner or the tenant. You will get one pool pass per legal occupant in your unit.

Two guests will be allowed per unit

Now for the rules we must put in place to make this happen. I know this is a long exhaustive list but we need to enforce these rules as not to jeopardize the pool season for those who enjoy the pool and most importantly, jeopardize the health and safety of our community.

- Every resident must have a current pool pass that represents their address at Rockland Run.
- All children under the age of eighteen must be accompanied by their parent or guardian at all times.
- A Hand Sanitizer station has been set up as the first table when you arrive at the pool and sign in. Waivers holding Rockland Run and their agents must be signed at the beginning of the pool year.
- All residents are encouraged to shower prior to entering the pool. Please bring your own soap. Hand sanitizer wash is located in each restroom and must be used upon both entering and leaving the restrooms.
- Our Mask Guidelines are as follows:
 - When to wear a mask:
 - Entering or leaving the pool;
 - Interacting with staff;
 - Interacting with anyone outside of your family unit when social distancing cannot be maintained and,
 - Going to or from the restroom.
 - When not to wear a mask:
 - In the pool;
 - Going to or from the pool to your chair;
 - At your chair and,
 - With your family or partner.

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- Social Distancing guidelines and information are as follows:
 - Always maintain six feet distance while in the pool. This will be monitored by the lifeguard and will be enforced. Family members do not apply to this rule.
 - Pool floats, noodles, balls are not permitted in the pool or pool area.
 - Children must stay with their family while in the pool.
 - The pool may be used for lap swimming or taking a dip on a hot summer day.
 - If you are with your family unit or partner, social distancing does not apply;
 - The chairs at the pool are arranged for social distancing. Do not move any chairs at the pool.
- There will be no grilling at the pool this year and food in or around the pool area is not permitted.
- The picnic tables may be used for either individual or family use. You must bring your own separate towel specifically for sitting in this area. Social distancing rules apply.
- If you have been sick or around someone who has been sick, please do not use the pool or pool area.
- All residents or tenants must follow both State and CDC guidelines concerning safety measures to help prevent the spread of COVID at the pool. Examples are: cover your cough, no spitting, etc.

Our lifeguard will be solely responsible for the pool and also enforcing social distancing measures in the pool.

- Enforcing social distancing rules in the common areas of the pool grounds;
- Enforcing pool rules and explaining guidelines to residents.

Any of the rules may change due to State or CDC rules and guidelines and your pool management.

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