

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
June 16, 2015

Board Meeting

- I. Call to Order: 7:00 p.m.
- II. Quorum established: Ivan Sadykov, Naum Gilkis, Mefim Kopelnik
Ben Colbert, Metropolis Management
- III. Approval of Agenda – Approved
- IV. Approval of Minutes for May 19, 2015 - Approved
- V. Residents' Forum:
 - A. Unit owner noticed that the flood lights for the gazebo have been removed. Ivan indicated that new, larger lights are going to be installed.
 - B. Complaint about current cleaning crew. Person is not cleaning smudges from entry hall window, wiping down sticky stair railings, sweeping entry door mats and not keeping laundry room area swept and clutter free. Ben says he will look into this.
 - C. Gutters are still not clear of debris and this is causing them to over flow and seep into roof area. Naum is to look into this.
 - D. Unit owner at 1811 Snow Meadow indicated that the lights in the hallway do not come on in a timely manner and the hallway is dark.
 - E. Laundry Room: Unit owner would like to see laundry room repainted; current paint on walls and floors is wearing badly and looks unseemly. Laundry rooms will be painted next year.
- VI. President's/Treasurer's Report
Reserve Account: \$140,000
- VII. Action Items:
 - A. Leak – 1811 Snow Meadow 202: Repairs have not been made. Proposed estimate to be forwarded to unit owner in New York for approval before work begins.
 - B. Water Damage – 8 Longstream T-2: Moisture problem to be examined and corrective measures to be recommended. If the problem is not caused by a common area source the unit owner will be responsible for cost of ServPro's charges.
 - C. Basement Leak/1 Sun Top T-2: water is coming into the building at two different sites. RVP will be assigned to examine and suggest corrective options.
 - D. Bulk Trash Concern: Large furniture items dropped by dumpster at 3 Sun Top. Too heavy for recycle truck to carry away.
 - E. Deck Sealing 1801/1803 Snow Meadow: Repairs to be done on an as needed basis.
 - F. Fire Door Repair: Utility door hardware handle is missing at 1811 Snow Meadow.
 - G. Gutter Maintenance: Several units have mentioned water problems with clogged gutters. Best All Around Handyman to be called to clean and repair where needed.
 - H. Hole in the Wall: Naum says this has been repaired.

- I. Landscaping Concern: A three year plan is being formulated to take care of lawn and tree maintenance. This will be initiated in stages to fit into the budgeted allowance.
- J. Light Out: Naum says this has been fixed.
- K. Package Delivery: Some packages delivered have been reported missing. It is suggested that residents have packages delivered to work or to a secure location.
- L. Resident Concern: To be discussed in Executive Session
- M. Roof Leak: Roofer will be on premises June 18 to do repairs.
- N. Shed Complaint: Maintenance shed will be repainted to a light beige/tan color to cover pink paint.
- O. Pool Company is working out well and a reminder that one pass per bedroom(s) is allocated; each pass allows unit resident and one other person into pool area.
- P. Tyco will finish work on sprinkler system in 1801/1803 Snow Meadow. The new buildings constructed after the fire of 1996 have sprinklers per the Fire Codes at the time of their construction.

VIII. Executive Session – 8:20 p.m.