

Rockland Run Condominium  
Board of Directors Meeting  
November 18, 2014

The meeting time was moved from 7:00 p.m. To 6:30 p.m. and the Resident's Forum was held at that time; the meeting was then called to order at 7:00 p.m.

- I. Call to Order
- II. Quorum established: Ivan Sadykov, Naum Gilkis, Tom Teglassy  
Mefim Kopelnik and Alisha Whye absent.  
Ben Colbert, Metropolis Management  
Diana Evans volunteered to act as secretary for the open meeting.
- III. Agenda for November 18, 2014 meeting approved
- IV. Minutes for September and October meetings approved. Diana Evans will forward her notes for the November meeting to Ben.
- V. Residents' Forum:  
Two unit owners stated that they are not satisfied with the cleaning service. Does the gentleman who vacuums the hallways have a regular schedule and what else does he do to maintain the hallways, laundry rooms and does he wipe down the railings.

The unit owner at 4 Longstream reported that water damage from the unit and roof above had damaged her furnace. She would like to be reimbursed for expenses. Ben Colbert asked her if she had photos to show proof of the damage. He also asked if the water that leaked through came from the unit above; did the unit owner above her have damage to their unit. What is the source of the water that caused the damage?

The unit owner says she has invoices to verify expenses and to show that the furnace worked properly the season before. They will check with the unit owner above her to see if they have damage to their furnace. If the water came through from the roof area of the building then the association would be responsible for expenses; if some of the damage resulted from the unit above they would be responsible for reimbursing her for damages. She will keep in touch with Ben to share information and to work on a resolution of problem.

- VI. President's/Treasurer's Report  
Ivan stated that the smoke tower work for 4 Long Stream was progressing. New doors have been installed and they will be painted weather permitting.

The Treasurer stated that \$99,000 was in the operating budget for September and \$109,000 in the operating budget for October. Ben Colbert stated that \$46,000 of that would be transferred to the reserve account.

- VII. Action Items:
  - A. Balcony Leak/4 Longstream – unit owner is responsible for work done to inside of her balcony; any painting done is her responsibility. The association is not responsible for work done on the inside of the balcony; they are only responsible for work done to the outside of the balcony enclosure and balcony flooring.
  - B. Budget – The proposed budget for Fiscal Year 2015 was approved by the board; no condominium fee increase. It was stated that a small increase would be required if several

catastrophic events occurred and major emergency repairs were required. The budget will be presented to unit owners at the Annual Meeting and be open for questions at that time.

Monies collected from overdue fees have provided funds needed to keep this year's budget in line. Two lawyers are working on collecting delinquent fees and pursuing those who are not complying.

- C. Furnace Repairs – discussed in Resident's Forum
- D. Hurricane Damage – Before meeting with NAC concerning payment of invoices in question, Tom Teglassy and Naum Gilkis will review the invoices and work done to reconcile payments. Tom suggested that they should gather items as exhibits to show repairs in question and to make a table showing units worked on and insurance company estimates for the damages to be repaired. Also, who approved the work and when approved, how much was paid for each unit and was a check cut for the work done. Do they need records from NAC to show who did the work and hours spent doing work. Who was the insurance company check made out to, who endorsed the check and which checking account was the check deposited into. Did Victory Management deposit the check into their account and was it then deposited into the Rockland Run account from Victory's account. It was decided that they will meet with NAC in two weeks. Ben Colbert gave copies of payment checks made out to NAC to Naum.
- E. Minutes – The minutes for September and October were approved under Item IV.
- F. Plumbing/Common Area – Advanced Plumbing submitted a proposal of \$3,500 to clear the common area pipes in all buildings. Work has been completed.
- G. Discarded Items – A unit owner would like to be reimbursed for items thrown away. The items were stored under the stairs in the smoke tower. The board stated that notices had been distributed stating that any items left in the smoke towers would be discarded and the unit owner did not comply. Reimbursement denied.
- H. Gutter Repair –
- I. Handicapped Parking Request – To be done in the near future; approved at September meeting.
- J. Resident Concerns – Taken care of during Resident's Forum.

The Board then went into Executive Session at 8:00 p.m.