

Rockland Run Condominium
Board of Directors Meeting
October 21, 2014

- I. Call to Order
- II. Quorum established: Ivan Sadykov, Naum Gilkis, Mefim Kopelnik
Tom Teglassy and Alisha Whye absent.
Ben Colbert, Metropolis Management
Diana Evans volunteered to act as secretary for the open meeting.
- III. Agenda for October 21, 2014 meeting approved
- IV. Minutes for July meeting approved. Diana Evans will forward her notes for the September meeting to Ben.
- V. Residents' Forum:
A unit owner of 1802, Unit 202, requested a handicap parking sign for a designated parking spot for his use. He indicated that another unit owner was parking in the available handicap spot and her car was in that spot and not was not out of the spot for long periods of time. She too has a handicap tag which allows her to park in the spot. He mentioned that a unit owner has a sign with his name on it indicating that only he can occupy that spot and he would like a similar sign or have someone from management speak to the lady about sharing the spot.
Ben said he would look into the rules concerning handicap signs and assigned parking spots.
- VI. President's/Treasurer's Report
Ivan stated that the smoke tower work for 4 Long Stream was progressing. He suggested that a schedule should be established for future smoke tower work.

The Treasurer, Tom Teglassy, was absent; Naum Gilkis stated that there was \$125,000 in the operating budget.

- VII. Action Items:
 - A. Annual Meeting: Ben has a working budget and will go over with the Board for changes/additions before it is presented to the unit owners.
A notice will be sent out asking for candidates who would like to run to fill a vacancy on the Board. A second mailing will be sent out with the names of those running and proxy forms for those who will not be attending the Annual Meeting.
 - B. Ground repairs: The area where the gas line repairs were made is sinking and a request has been made to make repairs. It was mentioned that the area needs to be compressed and that work will be done in the spring of 2015.
 - C. Minutes approval: Minutes for July 2014 were approved.
 - D. Water damage: The unit owner of 8 Long Stream, #T-2 has indicated that moldy smell has been coming from the furnace room and would like to have it checked out. Contractors have inspected it; the Board would like to see an estimate prepared to see repairs needed.
Access to the unit is necessary for the inspection and the owner has indicated that he is home on Thursdays and Fridays to allow the inspection.
 - E. Winter preventive maintenance for the swimming pool. DRD has submitted a proposal for two inspections; one in November and one in February at a cost of \$295 per inspection. This does not include the work to be done after the inspection. It was indicated that the Board is looking for a new company to manage the swimming pool. DRD proposal put on hold.

- F. Beginning balances: Ben stated that Victory Management has not provided account balance information. The returned audit information did not have account balance information. Ben has asked if the Board would like a subpoena issued requiring Victory to provide this information. Diana Evans indicated that two boxes of financial information were delivered by Victory to the maintenance office and she would look through boxes to see if account balance information might be there.
- G. Cleaning Crew: Several unit owners have voiced their disappointment with the job being done by the current cleaning person.
- H. Furnace installation: A unit owner would like to receive a rebate from the Condominium if he installs a furnace with energy saving properties. This was not approved.
- I. Landscaping complaint: A unit owner indicated that the landscaping company was not doing a good job.
- J. Landscape Contract: Ben indicated that he was working on a unifying plan and vision with Y&L Landscaping concerning trimming trees, mulch and general improvements. A new contract is being prepared for snow removal.
- K. Pest control: The company comes the 1st Wednesday of the month. Unit owners should let management know of pest problems and schedule work on that day.
- L. Project planning: Bracings on the outside walls of buildings (studs and bolts) to be examined. They are to brace the walls; have any unit owners noticed cracks or problems. The brick retaining wall behind 1804 Snow Meadow Lane has been hit by a vehicle; wall has shifted and is it stable or does it need work.
- M. Reimbursement request: Request denied. The Board does not wish to go to mediation.
- N. Noise complaint: Unit owners at 1803 Snow Meadow Lane complained of noise at 5:30 a.m. on October 14. The Board requested the recording the unit owner made of the noise and has not received it as of this date. The Board has been notified that the unit above is empty.
- O. The doors at 1801 and 1803 Snow Meadow Lane have been examined to see if they close and latch properly to meet fire code. A cost has been set at \$90 to replace the spring hinges on doors plus the cost of labor for units needing work. Ernie's to do work at a bulk price. A notice will be posted on doors concerning the inspection. The work may not be completed on a one day time period and will be done on a staggered schedule to make corrections. The existing hinges on doors do not meet the fire code requirements. The doors to the laundry room, boiler room and front doors will be checked first and those needing work will be fixed. The smoke tower doors will also be checked.
- P. A unit owner would need work done on his balcony. Inspection cannot be done until the unit owner removes clutter and empties balcony to allow an estimate to be made for future work.
- Q. The laundry room at 8 Wind Blown has been completed.
- R. The gutters for all buildings need to be cleaned twice a year. Ben is looking into getting proposals. A unit owner at 1805 Snow Meadow has indicated that plants are growing in the soil in the gutter to that building.