

Rockland Run Condominium
Board of Directors Meeting
September 23, 2014

Residents' Forum:

- 7 Suntop #101 – Leak in dining room – may be caused by condensate line for air conditioning;
- handicap spot for 7 Windblown – someone else is using the spot on and off and requests moving the sign one spot over and have someone speak with the person using his spot – Ivan says he knows who it is, a man named Michael, and he will speak with him;
- chairs piled up near swimming pool bathhouse – Naum says they are damaged (there are an awful lot of them);
- leaves blown up against building and all over plants in front of 10 Long Stream and why do they two maintenance men always start at 7:30/8:00 a.m. ;
- question about reimbursement of \$50 for service call on water heater in need of relighting the pilot light (Ben spoke with Jeff Silverman and explained that two lawyers had been asked for an opinion on this and there were two different opinions. Ben indicated that he would check into having a mediation session through Baltimore County;
- Jeff Silverman requested a copy of the opinion given by the second lawyer which indicated that the board should not reimburse him for the service call. Ben indicated that Minkoff, the contractor for the new buildings at 1801 and 1803 Snow Meadow Lane had not followed procedure to have the by-laws amended to reflect that the water heaters in those buildings were to be maintained as common area responsibilities; they did not go the court and have it officially changed in the condominium by-laws for Rockland Run.

Ivan said that work on the tower stairwell for 4 Long Stream would be next. The contractor for the project mentioned that the stairwells had a lot of personal stuff and that it was an extra charge to remove the items. Ivan suggested that unit owners open their balcony doors and check the area to see if personal items were being stored there and to remove them. Some repairs are needed to the work done by the previous contractor's work concerning the fire doors to the balconies.

The Treasurer's report indicated that they were operating within the reduced budget and that the fire marshal has agreed to extend the time period to complete the numerous code violation updates. They have 9 buildings to complete in order to have all stairwells up to code. He indicated that beginning in 2016 they board would be able to begin build up the reserve account. Currently there is zero money in the reserve account.

Naum suggested that money should be put into the reserve account. It was discussed and agreed that 3 months of \$16,000 would be placed in the reserve account and if necessary transferred back into the operating account if needed.

The invoices for NAC (North Arundel) are still on hold; Naum declares that they have bogus charges on them. NAC may take us to court for payment.

Action Items:

- Charges for winterizing the pool approved; Metropolis to search out other pool management companies and only have one month to do this before DRD's contract automatically renews;
- Delinquent accounts to be discussed in closed session;

- Draft audit for 2013 approved with no problems discovered;
- Cleaning company not doing a good job;
- Emergency Gas Operators Manual to be worked on by J. D. Rellick (sp) and then Ben will be able to fill out the required information required by law;
- Ground repairs – a bid has been received from Y & L Landscapers for 7 Windblown Court;
- Handicap parking spot request to be discussed in closed session – Ivan has concerns;
- Hurricane damage – to be discussed in closed session;
- 8 Long Stream T-2 has given contractor estimate concerning water damage – tabled;
- Fire panels/sprinklers to be tested/repared on October 20th; Jeff and Ben agreed that Jeff will be the lead person to work with unit owners and to have keys so that all units may be examined at the same time and day;
- Board meetings: October 21st, November 28th, December 16th
- Annual Meeting – one position up for vote;
- Building settling – 10 Long Stream – unit owner to do repairs to separation of wall from floor;
- Doors to be tested to see if they close automatically and latch; if they do not pass the test a company will be recommended to do the repair and unit owner is responsible for cost;
- Y & L has the contract for snow removal;
- Laundry room cleanup – Naum checked on it;
- Newsletter – tabled;
- Sewer lines/condensation lines will be jetted to clear the lines.

Meeting closed to the public.