

Rockland Run Condominium
Board of Directors Meeting
January 20, 2015
7:00 PM
Moses Montefiore Synagogue

- I. Call to order
- II. Quorum established: Naum Gilkis, Tom Deglassy, Robert Allen
Ben Colbert, Metropolis Management
Ivan Sadykov absent
- III. Agenda for the January 20, 2015 meeting approved.
- IV. Minutes for December 2014 meeting approved. Diana Evans states she will no longer take the minutes of the meetings. The Board Secretary will take minutes of future meetings.
- V. Residents' Forum:
 - Noise Complaint: Unit owner at 10 Longstream Ct. T-1 reiterated his concern over the noise coming from the unit owner above him in unit 101. Board agreed to contact owner of unit 101 and voice continued concern over noise and to set up a meeting between the owners involved and the Board Members.
- VI. Action Items:
 - A. Attorney Action: The Association's counsel, Michael Neall & Associates, provided Metropolis with a recommendation to pursue a lawsuit against the owner of 4 Longstream Ct. #301 for unpaid assessment fees. Board agreed to the lawsuit.
 - B. Attorney Action: The Association's counsel, Edvard Shprukhman, contacted Metropolis in regards to the account for 1802 Snow Meadow Ln #201. The attorney forwarded correspondence from the owner requesting a payment plan for unpaid assessments in lieu of wage garnishment. Board Members declined the payment plan and shall pursue a lawsuit.
 - C. Automatic External Defibrillator: New County Mandates require an "AED" be available at all swimming facilities by the opening of the 2015 season. Board will be evaluating vendor proposals and will select a vendor to supply the required equipment.
 - D. Gutter Cleaning and Repair: Metropolis received notice from owners of 1805 Snow Meadow #302 and 13 Suntop Ct. #201 regarding the need for gutter cleaning and repairs. Metropolis has solicited proposals for gutter cleaning and repair services throughout the community. This will include any necessary tree trimming to reduce gutter problems.
 - E. Bugs: Owner of 1 Windblown Ct. #201 contacted Metropolis in regards to bugs in his unit coming down from the vacant unit above. The Board will investigate the matter and address this issue.

F. Fence Enclosure Request: Traveler's Insurance has requested an upgrade to the fence around the baby pool to include a self-closing gate and latch. Metropolis will hire a vendor to complete this project.

G. Newsletter: The Board will evaluate whether or not to continue the monthly newsletter.

H. Reserve Account: After review of the financial report The Board voted to move \$92,000 to the reserve account.

I. Water Damage: Metropolis was contacted by the owner of 5 Windblown Ct. #202 regarding damage to walls inside her unit, allegedly caused by water seepage from within the walls or from the outside. Mr. Gilkis inspected the unit and no damage was found. No action from the Board will be taken.

J. Pool Contract: Metropolis has started the bidding process for 2015 pool service vendors. Metropolis and The Board will evaluate bids and select a service provider for the 2015 season.

VII. Informational Items:

A. Cleaning Contract: Per the Board's direction, a letter was drafted and issued to the Association's cleaning vendor, Silver Cleaning, citing the community and Board's dissatisfaction with the level of service being provided.

B. Signage: The insurance provider, Travelers Insurance, has requested that additional street number signage be placed on the buildings and at the pool. Street number addresses will be placed on the backs of all buildings.

C. Assessment Concern: Owner of 13 Suntop Ct. #T-1 is attempting to "short" sell the unit. An offer to settle on unpaid monthly assessment charges will be made to the Board for their consideration.

Meeting Adjourned