

Rockland Run Condominium Board of Directors

Minutes of Board of Directors meeting May 28, 2013

Meeting called to order at 7:05 PM.

Present: N. Gilkis, T. Girolamo, T. Teglassy, J. Silverman, A. Zhurauliova, S. Irizarry, 21 owners

Motion to approve minutes of April meeting – passed unanimously.

T.T. working on treasurer's forecast for the remainder of the year in light of ongoing expenditures ... to be discussed at June meeting.

Total of all accounts as of 4/30/2013 - \$455,520.80

Discussion of owner survey of balcony repairs. Twenty-nine responses were received. Eighteen favored decking as originally planned. Eleven favored solid roofing. Motion to proceed with repairs per contract. Four in favor; NG opposed.

Mac Gray will repair any walls or doors damaged in the process of washer / dryer replacements.

A.Z. left meeting at 7:50 PM.

Motion to obtain proposal other than Falcon's for acceptable fire-rated drywall treatment for back stairwells. Three in favor; NG no response.

Motion to accept NAC proposal for \$300 to abate algae. Three in favor; NG opposed.

Motion to adjourn general meeting and begin executive session @ 8:10. Three in favor; NG no response.

Motion to waive fee of \$150 for leak since source of leak was unable to be determined. Approved unanimously.

Motion to approve door replacement 2 Long Stream / 201 @ \$500 due to failure of common element – 3 in favor; NG opposed.

Motion to address owner's request for information on status of fire doors by having Victory send letter explaining that several options are under consideration. Approved unanimously.

Motion to offer unit owner \$4000 in final settlement of ongoing repair conflict. Approved unanimously.

Motion to write off uncollectable debt of \$2742.22 approved unanimously.

Motion to write off uncollected \$3644.61 from 7 Suntop bankruptcy approved unanimously.

Executive session adjourned at 8:45 PM.