

The Council of Unit Owners of Rockland Run Condominiums, Inc.

www.rocklandruncondos.com

Board of Directors

Aleyna Zhurauliova
President

April 25, 2012

The April Board meeting was held on April 19th. Minutes from this meeting will be approved at the next meeting which is scheduled for May 10th. These notes are not official minutes.

After the approval of the minutes of the March meeting, the Board introduced Chris Coleman, the engineer who prepared the building envelope study. He addressed the main issues facing us in the restoration of our community. The cause of most issues comes from poor design and shoddy initial construction. Improper water management has led to deterioration of our roofs, balconies, and building walls. In order to prevent further deterioration and in order to restore our property values, much work will be needed. The Board and a committee of unit owners will begin to address these issues in the coming weeks.

Note: the minutes of the March meeting can be viewed at our community website, www.rocklandruncondos.com. Please bookmark this site and visit it frequently. Developments will be coming fast and furiously in the near future.

Thomas Teglassy reported the status of our accounts as follows:

Operation Account	\$88,000
Reserve Accounts	\$524,000
Delinquencies	\$103,000

Among items discussed were:

Board of Directors credit card will be used for emergency purposes only.

Ongoing roof leak investigation and repair will focus on most serious issues.

Twin Ridge will share cost of paving for area of Snow Meadow between Old Willow and Rockland Hills.

Conduit for future street lighting has been installed in roadways prior to paving to facilitate the installation of new lighting system.

We are still waiting for proposals for community lighting replacement. Solar may be considered.

Ground areas which were damaged by the concrete work contractor will be restored and the contractor will be asked to replace damaged or removed shrubbery.

Proposals for a maintenance contractor were discussed and voting will be postponed until one proposal has been modified.

Pool season is rapidly approaching. Last year, permanent pool passes were distributed to all residents. Replacement passes for anyone to whom one was issued last year will cost \$25. A new resident needing a pass will not be charged. Pool rules and regulations for the year will be posted on our website and on the bulletin boards in our entryways.

Do not leave bulk items ... furniture, televisions, mattresses, around the dumpsters. If your trash does not fit in the dumpster, you must dispose of it yourself. Be considerate of your neighbors. These items are eyesores and are expensive to have removed.

Please, please, please sign on to our website www.rocklandruncondos.com so that we can communicate with everyone with a minimum of delay, paper, and expense. We will post our newsletters, our minutes, and any important notices as available. Log on, sign up, and get connected. Please!