

SEPTEMBER

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

www.rocklandruncondos.com

Board of Directors

Alena Zhurauliova
President

The September meeting of the Board of Directors was held on 9/13. The minutes of the previous meeting will be posted on line shortly. Three Board members were present, Amy Fink, Natalya Shelest, and Thomas Teglassy. Also present – Shannon Irizarry, William DePaola from ARA Construction, and four owners. The date for the next meeting has not yet been decided and will be posted on our websites as soon as available.

Proposals for hot water heating replacement systems were discussed. The proposed system relies on roof panels to heat the water with a backup system when conditions demand. The initial proposal is predicated on four units at \$12,000 cost per building for buildings with 6 to 8 units. The Board requests a plan for installations based on need for replacement considering current conditions of the systems in the buildings.

An additional proposal for community lighting was discussed. The new proposal will not use solar generated power since we have so many shaded areas in the community. The proposed system will replace existing wiring and will use existing poles. Savings will be realized from advanced, energy efficient technology. The system will rely on photoelectric sensors to turn lights on and off. A test installation will be placed at the entry to 7 Windblown Ct. for evaluation.

Renovation of 9 Windblown exterior are being scheduled. The overall project will include the entire building “envelope” but initially, the siding from the rear of the building will be removed and the underlying structure evaluated by engineers and contractors. Three bids were considered for the total renovation. The bid from ARA Construction was accepted by the Board. Work will proceed in stages with detailed communication with the residents of the building. This will be a starting point for necessary maintenance to our buildings and we expect to learn much from the initial repairs that will enable us to proceed more efficiently and effectively.

The Board requested that Victory make efforts to reduce our community insurance premium before the next renewal, as well as improving the coverage of the Directors.

Repairs to various units were discussed and approved ... most involving leaks. One, in particular, thought to be roof-related, was caused by inappropriate gutter size. This is one issue that will be examined as the renovation of 9 Windblown progresses and we learn from the experience.

The Board is awaiting final proposals for our annual audit.

An issue was raised that, perhaps, some fee payments sent to previous management company were not properly conveyed to Victory. It was also noted that there are STILL owners sending fees to the previous company.

NOTE: All condo fees are to be sent to: Rockland Run
PO Box 1610
Commerce, GA 30529

All checks are to be payable to “Rockland Run.”

In the coming months, the Board will be presenting the budget for 2013 and setting up Board of Director nominations and the election for the future. Please become involved and stay involved. We have much deferred maintenance to perform and a host of important issues that deserve all our attention. We can move forward if we are all informed.

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!