

ROCKLAND RUN CONDOMINIUM  
Board of Directors Meeting  
SPECIAL ASSESSMENT DISCUSSION  
September 16, 2024

The Board has been holding Zoom meetings  
This is a meeting to discuss the \$250,000 Special Assessment

I. **Call to Order – 7:05 P.M.**

- II. **Quorum established:** Bob Allen, Mike Fridman, Laura Hunter,  
Rimma Kondratyeva – visual Zoom  
Diana Evans – via telephone  
Metropolis: Ben Colbert, Property Manager  
Legal Counsel: George Perry  
Unit Owners – Visual Zoom and Telephone (38)

Mr. Colbert advised all Owners would be muted until called upon. The chat function may be used to ask questions as well. Please to use the raise hand function if Unit Owner wished to speak (\*9 on a phone, and \*6 to mute/unmute)

- III. **Approval of Agenda/Notices:** Mike Fridman makes motion to approve;  
Laura Hunter seconds

- IV. **Purpose of Meeting** - This meeting is solely to discuss the \$250,000 Special Assessment

This meeting is called under the purview of Section 11-109(c)(5) of the Maryland Condominium Act, regarding special meetings of the Board of Directors, which quotes the Association’s By-Laws (Article IV, Section 4.6) The Special Assessment authority is granted to the Board under Article XI, Section 6.1 D, and it is a Board majority vote to approve the assessment

V. **Board Member Votes to approve \$250,000 Special Assessment**

President	Bob Allen	Yes
Vice President	Rimma Kondratyeva	Yes
Treasurer	Laura Hunter	Yes
Secretary	Diana Evans	No
Member at Large	Mike Fridman	Yes

VI. **Special Assessment Discussion (RFA 395356)**

Current Amount: \$250,000 over 12 months for unexpected expenses.

- Special Assessment funds will be used to pay the vendors listed on the original notification.
- The Board voted yes to establish a separate account for the Special Assessment Fees –
- Payment to the Special Assessment will be made with a new coupon book and will require setting up a separate payment account for automatic payment or sending a check.
- The coupon book currently being used to pay Condominium Fees for 2024 will be a separate account from the Special Assessment Fees and paid separately.
- The Board voted to start the Special Assessment payments – November 1, 2024

**Motion to Approve:**

Bob Allen makes a motion to approve a special assessment for \$250,000 for past invoices due, levied on November 1 and going through October 2025. Mike Fridman seconds. Laura Hunter believes this assessment is just scratching the surface. Diana Evans voted No.

## VII. Unit Owner Comments:

1. J. Van Hoose – why aren't we getting 3 bids for work except for emergency work, why wasn't the pool closed if we have such a financial problem; the pool, forensic audit (from 2019 onward), questioned why no in-person meetings for those who are elderly or unable to join via zoom.
2. J. Pridgen – Why has the amount of the Reserve Account gone down; What is being done to prevent lack of funds in the Reserve Account; Why do we have so many overdue bills? Why were condo fee increased without pre-budget notice?
3. R. Park – Why are using the band aid method for repairs; why don't we have a surplus for unexpected expenses; How to handle unexpected repairs?
4. K. Gilligan – Do we have a plan for current costs? How did this happen? We have long term problems. concern about ensuring the budget will meet the financial concerns
5. C. Green – Would like to have a Forensic Audit performed; why are we not having yearly audits performed? When will the audits for 2022 and 2023 be available?
6. N. Asaduzzaman – Fanny Mae re: FHA has denied our request because our Reserve funds are so low; Reserve Study/how much is in reserves, homeowners will not be able to sell via conventional loans due to lack of reserves. Taking out a loan will have a negative impact on Rockland Run.
7. C. Sadek – new management agent? Or new management company. Mr. Colbert replied that the usual time one management company is kept is 5 years and he has been our management agent for 10 years.
8. G. Perry (Legal) – the special assessment is due on levy, but can give option to pay monthly
9. C. Simon – questioned George about unpaid condo fees; what can we do to collect? G. Perry – we have collected and provided \$228,000 to Rockland Run since we've taken over. There is bankruptcy which is bad debt that we can't recover
10. L. Hunter – isn't there a 6 month time limit for delinquencies? How is Unit Owners owing over 90 days being handled?

## VIII. What is Receivership? George Perry, The Law Offices of Alexandrides

The question arose concerning Rockland Run going into Receivership. George Perry was asked to give the Board and Unit Owners a brief overview. There are two types of receivership.

**Bankruptcy:** If a condominium becomes insolvent, it may end up in bankruptcy. This would mean a US Bankruptcy Court would appoint a trustee to handle the operation of the condominium while it reorganizes its debts. This may include generating revenue through assessments/special assessments. If the condominium is in receivership, borrowing money and selling units becomes very difficult. In worst case scenarios, the court may evict the occupants and force the sale of the condominium complex. This is why it is imperative to adequately fund the expenses of the condominium – either through the annual budget or by special assessment.

**Court Appointed Receiver:** If a condominium may not establish quorum of its governing body, there is the risk of a court appointing a receiver to make the condominium's decisions. The court appointed receiver swings a heavy hammer and may unilaterally make decisions – including selecting contracts, setting assessments/special assessments, and conducting repairs. The only restriction on a court appointed receiver is that he/she may not live in the community. This receiver remains in place until a condominium's board achieves quorum.

## IX. Additional Community Information:

- The Board is already working on the draft 2025 Budget, and there will be a 16% increase to meet the financial demands of the upcoming year

- The Law Office of Alexandrides is working on recouping outstanding dues – this will include unpaid special assessments. As of August 2024 - \$403,105.46.
- When doing the initial review of the total for the special assessment, we did not have the invoices for our most recent gas leak work performed at 2 Longstream by API and Citadel; inspection of the depression collecting water in front of 1809 Snow Meadow, required anode work for the gas pipes on Rockland Run’s property (\$28,800) and other projects.
- We are awaiting the Reserve Report Study; this Study lists needed work to be performed on all assets of Rockland Run (buildings, parking, pool, tennis court, roof, etc.) and established the amount of funds needed each year to fund repairs and maintenance. These funds are required by the State of Maryland.
- There was a second fire at Rockland Run in a Unit (see the Paul Davis notation in the original notice)
- The Association cannot use the Master Insurance on any claim over \$10,000 – too many claims lead to the Carrier cancelling the policy

2. Breakdown by Unit Type (Assuming \$250,000 total)

<u>2024 Assessment</u> <u>Condo Fee</u>	<u>Special Assessment*</u>	<u>12 Month Payment</u>
\$233.00	\$754.21	\$62.85
\$239.00	\$771.93	\$64.33
\$255.00	\$825.07	\$68.76
\$310.00	\$1,002.24	\$83.52
\$328.00	\$1,060.45	\$88.37
\$332.00	\$1,073.10	\$89.43
\$411.00	\$1,326.19	\$110.52
\$420.00	\$1,356.56	\$113.05
\$434.00	\$1,402.12	\$116.84

\*Note: The Special Assessment Fees are calculated per square footage. The Special Assessment payments will be deposited into a separate bank account to keep the Assessment funds separated from the regular condo fee bank account. The Assessment funds are to be used specifically for the owed funds established in the mailing identifying the monies owed for unexpected expenses. Unit Owners may pay the Special Assessment as a one-time lump payment if they wish to.

X. **Motion to Adjourn: 8:42. P.M.** Mike Fridman motions to adjourn to executive session; Rimma Kondratyeva seconded the motion. 5-0

Those in attendance per Mr. Colbert:

Andy Brash 1811 Snow Meadow T2  
Bernadette Dundee  
Carl Simon 1801 SML T2  
Carville Schimel  
Caryn Green  
Chris Norton  
Diana Evans  
Emmanuel Grant Jr  
Vince Palov 2 Longstream Ct #302  
Melissa Moreno 6 Longstream CT #102  
Olivia and Paul Licker 9 suntop CT #201  
Grigori Asimov  
Hayat Baranov snow meadow ln unit 301

Iesha Felton 5 Suntop Unit T1  
Robert Alpen  
Emmanuel Grant 1802 Snow Meadow Lane Unit 101  
Khamenei, Sayma Sayma khajehi, 4 Longstream Ct unit 302  
Mindy Goodman 1801 SML 102  
Gabby Brazeau  
George Kingery  
Jeffery Block  
Jerri Bright  
  
Jesse VanHoose  
John Hammer  
Joseph Mayo  
Kat Navarro

Katie Gilligan 1809 SML #201  
Laura Hunter 1811 snow meadow, #301  
Lisa Glick  
Michael Cusick  
Michael Gardiner  
Mikhail Fridman  
Mindy Goodman  
Olivia (?)  
patricia Krauss, owner Steven Lampredi 1800 Snow Meadow Ln T1 Rich Park  
Rimma Kondratyeva  
Sayma Khajehi  
Vince