

Rockland Run Condominium
Board of Directors Meeting
Moses Montefiore Synagogue
February 17, 2020

- I. Call to Order: 7:00 p.m.
- II. Quorum established:
Bob Allen, Diana Evans, Laura Hunter, Mikhail Fridman, Carl Simon
Ben Colbert, Metropolis Management
George Perry, Law Offices of Gregory Alexandrides, LLC.
Unit Owners in attendance: 4
- III. Meeting Agenda – Approved - Carl Simon and Laura Hunter
- IV. October 2019 Minutes Approved as corrected* Approved - Carl Simon, Bob Allen
*Cleaning Company – Green Apple monthly charge corrected
- V. Residents’ Forum
- A Unit owner complained about the work done by Lawn Designers and leaf cleanup.
- VI. Treasurer’s Report for:

Assets	\$431,455.31
Liabilities	\$ 94,895.61
Net Worth	\$336,559.70

Finances	2019	October	November	December
Expenses		76,682.97	83,595.25	134,248.75
Revenues		67,571.80	67,536.80	67,536.70
Net Income		(9,111.17)	(16,058.45)	(66,712.05)
Condo fees prepaid		44,238.39	39,628.36	37,308.38
Condo Fees Unpaid		252,303.87	259,192.74	269,509.44
Units Sold/Owe funds		64,044.85	97,697.10	97,697.10
Current Owners Unpaid		188,259.02	161,495.64	171,812.34
Reserve Accounts				
Check/Money Market 4707		496.54	415.56	334.57
Business Value 8845		199,981.13	189,843.98	121,698.26
Business IDA 4715		0.00	0.00	0.00
Total Reserve		200,477.67	190,259.54	122,032.83

VII. Management Report

Action Items

A. 2020 LANDSCAPING CONTRACT — 131496

Four (4) landscape proposals have been submitted for the 2020 season.

Bethke - \$38,600 all inclusive

BrightView - \$33,800 all inclusive

Kensington Lawn Service - \$660 for mow and trim; \$37 per man per hour for Spring cleanup, Spring mulching, shrubs, trees, landfill dumping fee and any other service needed.

Lawn Designers - \$29,700 all inclusive

Board president, Bob Allen, indicated that he would like to renew the contract with Lawn Designers. Board members requested amendments be made to the proposal; Mr. Simon and Ms. Evans indicated that Lawn Designers had did an inadequate job the previous season. Many complaints have been received by Metropolis from unit owners concerning the work performance.

A new proposal will be submitted to the Board for review and approval with revisions; if the new proposal submitted is approved Lawn Designers will be placed on a 90 day probation period and will have their contract terminated if work does not improve.

A vote was taken with 4 yes votes/1 no vote - if the new revised proposal is approved Lawn Designers will be on probation. Laura Hunter and Bob Allen approved the motion

B. CEILING DAMAGE - 1807 SML T1 — 304747

Bedroom ceiling damage 1807 Snow Meadow Lane T1. Repairs made

C. CLEANING CONTRACTOR — 277880

Five proposals were received for review

Anago Cleaning Company: \$1,638.00 a month; \$19,656 yearly

Curtis Colbert: \$1,300.00 a month; \$15,600 yearly

Green Apple, \$1,966 (\$1,19.66) a month; \$23,000 yearly (includes all supplies)

JaniKing - an employee 5 days a week for 5 hours - \$1,900 a month; \$22.800 yearly

Jan-Pro: \$1,475.00 a month; \$17,600 yearly

Silver Cleaning: \$2,050 a month; \$24,600 yearly

The Board will be given a revised proposal made by Silver Cleaning; Mr. Allen has indicated that he has been working with them and they have reduced their monthly fee from \$2,365 to \$2,050; they will also include filling the doggie stations with doggie bags. The Board as requested that their proposal also include cleaning the pool house bathrooms every other week at no extra cost. The revised proposal will be presented to the Board for review. They have also put Silver Cleaning on a 90 day probationary period and will have the option to terminate their contract if work does not improve.

Many unit owners have complained about their performance throughout the 2019 work year.

D. CONCRETE REPAIRS (WALKWAYS) — 293747

Several concrete walkway sections have been replaced; Ben Colbert will do a walk through to see if any additional sections need to be replaced.

E. DOOR REPLACEMENT - 10 LSC — 310774

Mr. Allen has contracted Richard Carpenter Construction to replace the entrance door to 10 Long Stream Court.

F. DRYER VENTS - 1801/1803 SML — 309027

The dryer vents for 1801/1803 Snow Meadow Lane were cleaned by T&D Duct Cleaning, LLC. for \$1,520. It is noted that the washer/dryer company that rents and maintains the equipment in all other buildings has been a fee included in their contract. 1801/1803 Snow Meadow Lane buildings were rebuilt after a fire in 1996 and each unit in these buildings are able to have their own individual washer/dryer in their unit.

Was hired to clean the vents to these buildings and the condominium paid for the service this year. The Board has indicated that this cost should be assumed by the unit owners of these buildings as their situation is different from the other buildings.

A letter will be sent by Metropolis to the unit owners informing them of this decision.

G. GUTTER CLEANING — 293510

A proposal will be submitted by Specialty Gutters to the Board for the Spring cleaning of the gutters on all buildings. It is anticipated this cleaning will occur in May 2020.

H. HOT WATER HEATER AGE — 308570

The Reserve Study performed this past year indicated that 20% of all hot water heaters should be replaced. The Board will review.

1 unit	2 Longstream	2009		1 unit	9 Suntop	2007		1 unit	1809 Snow Meadow	2004
1 unit	4 Longstream	2015		1 unit	11 Suntop	2009		1 unit	1811 Snow Meadow	2008
2 units	6 Longstream	2014		2 units	13 Suntop	2015		2 units	1 Windblown	2005
2 units	8 Longstream	2001		1 unit	15 Suntop	2012		1 unit	3 Windblown	2006
1 unit	10 Longstream	2001		1 unit	1800 Snow Meadow	2011		1 unit	5 Windblown	2004
1 unit	1 Suntop	2014		1 unit	1802 Snow Meadow	2003		1 unit	7 Windblown	2005
1 unit	3 Suntop	2007		2 units	1804 Snow Meadow	2007		2 units	9 Windblown	2015
1 unit	5 Suntop	2008		2 units	1805 Snow Meadow	2012		1 unit	11 Windblown	2005
1 unit	7 Suntop	2012		2 units	1807 Snow Meadow	2005				

Ages of current water heaters; some buildings have 1 water heater and others have 2 water heaters.

I. PLUMBING/COMMON AREA — 132483

All main lines were hydro jetted in January 2020 by API. The Board has voted to have the service performed every other year to prevent sewer backups.

J. POOL CONTRACTOR — 135211

Sunset Pool has been chosen as the pool management company for the 2020 season; a revised proposal will be submitted to the Board for review and approval. The season will be extended to include two extra weekends after the official season ends and children return to school.

K. POOL ENTRY — 133466

Ms. Hunter has indicated that she would like to rewrite the pool rules. The rewrite will be submitted to the Board for review, edits and approval.

L. POOL PASSES — 307782

Ms. Hunter has indicated that she would like to rewrite the pool rules. The rewrite will be submitted to the Board for review, edits and approval.

M. PROJECT PLANNING — 131219

This item has been tabled.

N. RAMP CONCERN - 5 STC — 311598

The ramp at 5 Suntop Court was installed for a unit owner's wheelchair access. The ramp is no longer needed and will be removed.

O. ROCKLAND RUN CAMERAS — 309516

This item has been tabled.

P. ROOFING INSPECTION — 303902

This item has been tabled.

Q. TENNIS COURT REPAIRS — 284214

Asphalt General provided a proposal which was forwarded to the Board in November 2019.

The breakdown of repairs is:

Crack filling - \$1,175;

Polypropylene Paving Fabric - \$7,750;

Asphalt Overlay - \$43,750 (2")/\$46,729 (2 1/2");

Color Coat & Restripe Lines - \$14,500

Metropolis has solicited proposals from other bidders and will present them upon receipt. This expenditure will come from Reserve Monies.

This item has been tabled.

R. TOWING CONTRACT — 290630

Mr. Simon asked if the current towing process proved effective. We do see fewer abandoned and disabled vehicles on the parking lots.

Adjourned: 8:55

Go into Executive Session

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