

**North Shore at Canton, Inc.
Board of Director's Meeting
December 18, 2007**

Minutes

The Board of Director's of North Shore at Canton, Inc. met on December 18, 2007 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Bob Grottenthaler and Sharon Slevin. Dee Rosenberg, Chair of the Grounds Committee was also present. The president called the meeting to order at 6:30 PM.

1. The minutes of the November 12, 2007 board meeting were approved.
2. The annual budget for 2008 was approved.
3. Bob Grottenthaler presented a review of the current Expense Report. Much of the deficit experienced in the budget earlier in 2007 has been replaced by income. As a result, January will start off with a positive cash flow. Two factors contributed to this balancing of accounts: expenses have been kept to a minimum and maintenance costs, such as the balcony renewal project were paid for out of the replacement reserve account.
4. Dee Rosenberg reported to the board on a number of topics:
 - **Landscaping-** Despite efforts to find other landscapers to bid on the North Shore at Canton, Inc. landscaping maintenance job, none were found who could match the full service provided currently by Bob Jackson Landscaping. Dee met with Bob Jackson to get a more specific accounting of the additional expenses included in his contract for 2008. Further revisions from Bob Jackson are expected in order to receive a full reporting on all expenses included on the contract.
 - **Cement splash guards-** Half of the cement splash guards ordered through Cinder Concrete Block Corporation have been delivered. Delivery of the remaining splash guards are delayed due to health problems of John Sherry. Dee will be in touch with him again to see when we can confirm delivery of the remaining splash guards.
 - **Gutters and Downspouts-** Alliance Roofing and Sheet Metal will begin work on the repair /replacement of gutters and downspouts on the pier homes first. Only those gutters that require immediate attention in North Shore at Canton, Inc. will be addressed at this time.

- **Web-site-** The North Shore at Canton, Inc. web-site is near completion. To be added are the minutes from November's board meeting, the approved budget for 2008, Rules and Regulations and monthly Financial Statements. Board members will have email addresses and other contact information available on the web-site. There was a discussion among board members regarding a "Community News" page on the web-site that would provide an opportunity for local businesses and residents to advertise their businesses and offer discounts to members of the community.

5. Sharon Slevin reported to the board on a number of topics:

- **Snow removal-** Tom Fallon signed the snow removal contract with Bob Jackson Landscaping for 2008. Included was directive stating that snow removal crews are to provide removal services only upon request per Sharon Slevin or Barbara Fallon, in order to prevent unnecessary expense in very light snowfalls. Removal expenses for the last snowfall event cost \$3200.00, primarily due to the use of de-icing products.
- **Block party-** Sharon Slevin discussed the possibility of organizing a neighborhood block party to be held in the guest parking area in the late spring. Sherry Boyle has offered to help organize this event. They propose that the board contribute to the expense of food and drink via a local caterer. The idea was enthusiastically received by the board and will be discussed in further meetings.
- **Signage-** Sharon agreed to inspect and repair the parking sign located in the guest parking area.
- **Lighting-** According to the By-Laws of North Shore at Canton, Inc., all residents are required to have their exterior lights on at night to provide security for the community. Tom will send out a notice to the community reminding them to keep their exterior lights on. In addition, board members agreed that additional lighting is needed in some areas that are dimly lit. Sharon presented a proposal to the board in September that addresses this problem, but requires the cooperation of some unit owners to provide an electrical source for motion detection spotlights to be placed at intervals throughout the community. Tom and Sharon will meet with unit owners to obtain their permission in the coming months.

6. **Rules and Regulations-** Members of the board reviewed and approved the Rules and Regulations proposed by Ben Rosenberg. These rules will be adopted pursuant to Section 2.4.10 (b) (XIII) of the By-Laws for North Shore at Canton, Inc. These Rules and Regulations will be posted on the new web-site. Board members discussed the enforcement of rules and establishing a protocol for notice to individual homeowners in violation of the rules. It was agreed that Tom Fallon would first send a warning to the homeowner, followed by a registered letter. If the violation continues, a Cease and Desist Notice from the Board of Directors will be sent. If after ten days of receipt of the Cease and Desist Notice, the violations are not abated, a daily fine of up to a maximum of \$50.00 will be assessed until the violation has been abated. Fines will be billed through Village Management as a separate item from monthly condo fees.

7. **Security-** Tom reported that he recently assessed the current security system in place on weekends utilizing off-duty Baltimore City (BCPD) police officers. As part of this process, Tom found that the cost of hiring two additional off-duty officers to patrol the property during the same time frame would cost as much as 44% more than what we are currently paying. The board considered this alternative and rejected it as being too expensive.

The officers work 12 hours/week during the time when the bars are most active. Their function is to keep non-residents from parking, gathering and using our property for restroom functions and offensive behavior. However, they are legally required to permit access to all pedestrians to the public promenade from Boston Street through the east, main and western entrances to North Shore.

Tom has met personally with the security guards each Thursday, Friday and Saturday nights most weekends and noted that there is usually one guard posted at the east entrance and another at the main entrance. The officers are also required to walk the perimeter of our property several times each night. Their duties do not include providing personal security and escort services to unit owners.

Security guards are now required to keep a log book in which they will record their rounds and any incidents observed during the course of the evening. The board also discussed having the guards wear sweatshirts or a badge that clearly identifies them as security guards.

The board unanimously agreed that the patrons of the bars on Boston Street continue to pose a real threat to our community. Ben brought up the possibility of having the guards video-tape any incidents they observe across the street that may be used against the bar owners in a law suit seeking an injunction to shut down bars that don't do enough to discourage dangerous behavior.

8. ***Notice to the Community-*** Tom proposed that he write a letter to the community in which he will summarize the projects and accomplishments of the board completed in 2007 as well as present the projected plans for 2008. In addition, he will provide an update on security and rules and regulations. This letter will also provide an opportunity for residents to make suggestions and comments on how to improve the community for all residents in the future.
9. There being no further business, the board adjourned at 8:30 PM.
10. The next regularly scheduled meeting of the board will be held on January 16, 2008 at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary