

North Shore at Canton, Inc.
Board of Directors Meeting
March 26, 2008

Minutes

The Board of Directors of North Shore at Canton, Inc. met on March 26, 2008 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Bob Grottenthaler, Paige Davis and Sharon Slevin. Dee Rosenberg, Chair of the Grounds Committee and Shoukry Elnahol were also present, as were our neighbors, Royce and Mike Hendler and Bernie and Doris Krupps

1. The February 26, 2008 minutes were approved.
2. **Financial Report-** Bob Grottenthaler provided a summary of the Financial Report as of February 29, 2008. Despite a shortfall of association dues owed to the community association, cash flow continues to be strong. A deposit of \$100,000. was withdrawn from the replacement reserve account and invested in short term T-bills through Provident Bank.
3. **HVAC Units** - Shoukry Elnahol reported to the board that he and Tom Fallon met with representatives of Chillcraft regarding an estimate for leveling and raising 67 HVAC units above ground level. Chillcraft proposed replacing the current plastic pads supporting the HVAC units with 6" cement pads. This involves disconnecting all units, leveling the ground, replacing the pads and reconnecting the units. Chillcraft's estimate for this job is approximately \$19K. They will also supply the cement pads at a reasonable price. The board approved funds for this project. The board expressed their appreciation to Shoukry for his hard work in organizing this project.
4. **Garage Door Project-** Sharon Slevin reported that the painting of garage doors and pillars for all units in the community has begun. Weather permitting this project should be completed by April 10th.
5. **Signage-** After much research, Sharon found a couple of on-line vendors for aluminum cast address plaques that closely match the existing ones located at the entrance to each house. She is currently negotiating prices and will report her findings to the board for approval. Ron Bowen has provided an estimate to install the plaques once they are shipped.
6. **Curb Painting-** The board agreed to postpone the curb resurfacing and painting project until next year.

7. **Lighting-** Sharon and Tom identified a number of homes that are well positioned for the installation of motion detector security flood lights. They will contact these owners to request permission to install lights on the upper corners of their properties and allow access to their exterior electrical outlets.
8. **Roofing Issues-** A few of the fascia boards installed under the roof gutters have come loose as a result of heavy winds. Alliance Roofing was called to reposition these boards and found that they were incorrectly installed with inadequate nails to hold them. Sharon will meet with Alliance Roofing to discuss reinforcing them community-wide so they will not blow off and create a hazard to the community. The addition of a gutter and downspout to 2315-8 and steam cleaning of the brick façade will also be addressed.
9. **Home Paramount-** Sharon confirmed the extermination schedule agreed upon in our contract with Home Paramount Pest Control, Inc. Invoices will be sent directly to her in the future for closer monitoring.
10. **Grounds and Landscaping-** Dee Rosenberg reported to the board on a number of topics:
 - Construction on the retaining wall extension on the west side of the development around unit blocks 2323 and 2317 is underway.
 - The drain pipe collapse resulting in poor drainage in the courtyard in front of 2331 and 2333 buildings was repaired by W.Z. Hohenstein Plumbers. The pipes were crushed due to faulty installation. Dee will meet with Dan Dyson to check additional drain pipes installed in the area to repair as necessary.
11. **Legal Issues-** The board discussed continuing evidence of poor quality construction throughout the community. The problems with the fascia boards and on-going plumbing issues being two recent examples. Ben and Tom will review these issues and contact Nick Cowie, legal council for North Shore at Canton, Inc., to draft a letter to Cignal Corporation in order to negotiate compensation for the repair/replacement of faulty materials, etc. Ben will also consult with Nick regarding the collection of delinquent condo fees.
12. **Boston Street Repaving-** The Dept. of Transportation began the repaving of Boston Street in front of the North Shore at Canton community last week.
13. **Web-site-** The board agreed to include a list of contractor recommendations from North Shore residents on the web-site under “Community News”. Residents will be encouraged to send vendor contact information and a brief quote regarding the service they received. This will be updated every 6 months.

- 14. Pier Homes-** Tom met with Pat Mahoney, former President of the Pier Homes Community, along with the current President, Dr. Mark Molliver, regarding shared benefits and costs within both communities. The Pier Homes agree to pay \$3000 annually on a quarterly basis towards security expenses incurred by North Shore at Canton, Inc. Tom will send a note to the Pier Homes group thanking them for their contribution.
- 15. Parking-** Security continues to deal with bar patrons attempting to park in the east lot of North Shore at Canton, despite the placement of traffic cones at each entrance. Parking violations continue to be a problem in the three guest spots on the west end of the community as well. The board discussed the towing policy for both areas and ways to enforce parking regulations community-wide. It was agreed that the security guards would have access to Dave Wolfe's phone number to authorize towing on the east end as needed. Frequent violators on the west end, including community residents, will be towed..
- 16. Community Party-** Sharon and Sherry Boyle will organize a community block party to take place on Sunday, June 8th from 4-8 PM on the east side parking lot of North Shore at Canton. Residents in the Pier Homes will be included. Sharon and Sherry will hire a caterer for the event. Residents who wish to bring a special food item are encouraged to do so. Beer, wine and soft drinks will also be provided.

There being no further business, the next meeting of the board is scheduled for Wednesday, May 21,2008 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary