

North Shore at Canton, Inc.
Board of Directors Meeting
August 18, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on August 18, 2010 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Sharon Slevin-Chait, Ben Rosenberg and Dee Rosenberg, Chair of the Grounds Committee.

1. **Minutes** – The minutes from the July board meeting were approved.

2. **Financial Report-** Tom reported that the financial condition of North Shore is right on target, with the unanticipated snow removal expenses offset by the suspension of weekend security. There was only one condo fee delinquency to report as a result of Ben Rosenberg's successful collection efforts. As new homeowners move into North Shore and pay their fees on time, there has been a reduction in chronic delinquencies.

3. **Grounds-** Dee requested that Tom send a notice out to all North Shore residents to bring in their trash and recycling receptacles from the common areas on Tuesdays and Thursdays, once the trash has been removed. In addition, residents will be asked to pick up any left over trash and debris found in their own areas to keep trash from blowing around the community.
Dee reported that there have been a few incidents where homeless people have been found sleeping on the grounds of North Shore. Residents will be encouraged to contact police via 911 if any more homeless are found sleeping on the grounds.
A few properties were cited to have issues that affect the overall appearance of the community. Tom agreed to contact the home owners to bring it to their attention and ask for improvement.
Dee recently took a tour of the community to determine where masonry repairs are needed. The estimated cost for these repairs is \$2480. The board agreed to authorize these repairs and pay for them out of funds remaining in the Operating Contingency and Buildings and Roads budgets. Dee suggested an annual inspection of masonry and lighting be conducted each year and that \$2500 be included in the 2011 budget for repairs in these areas.
All comments have been favorable for the replacement of curbs in the community.

- 4. New Business-** Water Bill- North Shore has received another notice for the water bill. A hearing with the Baltimore Dept of Public Works has been scheduled for October 21st to determine the reason for over charges.
Sharon agreed to contact the realty companies that have hung their signs incorrectly within the community, so that they comply with North Shore Rules and Regulations.
- 5. Fork and Wrench-** Tom reported that he attended the liquor board hearing for the approval of the liquor license for Fork and Wrench, which will occupy the property formerly known as Pur. The owner of the building will combine it with the property next door to create a gastro pub which will cater to the local community. The owner is aware of community restrictions for noise abatement, promoters and valet parking. An application for an entertainment license will be delayed until after the new establishment has been in operation for six months. A request for outdoor seating has also been denied at this time.
- 6. George Della** - Ben Rosenberg encourages all community members to attend a meeting at the Enoch Pratt Free Library on Eastern Ave. in Highlandtown on Wed., September 1st at 5:30 PM, to meet Rep. George Della, who opposes The Red Line, and his opponent, Bill Ferguson, who is in favor of the Red Line. This is a great opportunity to make your voices heard prior to the election.
- 7. Kudos** - Members of the board expressed their deep appreciation for the dedicated service of Sharon Slevin-Chait, who has served the community of North Shore for four years, as Chair of Buildings and Roads, Secretary and member of the board.

There being no further business, the Annual Meeting to elect new members of the board for 2010- 2011, is scheduled for Wednesday, September 22, 2010 at 7:00 PM at meeting room at The Anchorage Marina. Residents who cannot attend are encouraged to send in a proxy for whom they would like to elect.

Respectfully submitted by Sharon Slevin-Chait, Secretary

