

North Shore at Canton, Inc.
Board of Directors Meeting
February 17, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on February 17, 2010 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Sharon Slevin, Paige Davis, Ilene Bailey and Dee Rosenberg, Chair of the Grounds Committee. New residents, Art Wieland and Pat Pinkerton, were also in attendance.

1. **Minutes** – The minutes from the January, 2010 board meeting were approved.
2. **Financial Report-** Tom Fallon reported to the board that some errors were discovered in the financial statement prepared by Village Management. The report will be reviewed and amended to reflect the correct information.
3. **Delinquent Condo Fees-** There are two properties in foreclosure and two condo units in arrears. Although legal counsel has been retained and liens placed upon the foreclosed properties, funds may not be available to reclaim lost income from the sale of these properties, due to the lack of equity.
4. **Snow Removal-** The big snow storm in early December resulted in an expenditure of \$6750 for snow removal. In addition, our snow removal costs for the two combined storms in February exceeded \$25,000. This puts us way over our snow removal budget of \$15,000 for the year! There was a discussion about liability for accidents on the promenade and the city sidewalks surrounding our community. It was decided that since the snow and ice present an obvious hazard, our liability for the safety of pedestrians is limited. The board was unanimous in congratulating Dee for doing such a great job in managing the snow removal under such difficult circumstances. The contributions of Chad Bailey and Tim Snyder, who took it upon themselves to shovel common walkways, were also recognized by the board.

5. **Budget Shortfalls-** Due to the unusually high expense of snow removal, delinquent condo fees and associated legal expenses, we are experiencing a budget shortfall. The board discussed various ways we could make up the shortfall without having to charge unit owners a special assessment. As a result, the board agreed to suspend North Shore security coverage beginning March 1st. The savings on security costs should almost offset these extra expenses. Since the bar activity across Boston St. has been very quiet the last couple months, we felt this was the best way to proceed. If activity at the bars should present a problem in the future, we can always reinstate the security force. Dee saw the potential for saving some money by crediting the amount we would usually spend on grounds maintenance, which is prevented by the large volume of snow on the property, towards our snow removal expense. She will wait for the final tally from Bob Jackson Landscaping before proposing this solution.

6. **Gutters and Downspouts-** Many residents reported damage to gutters and downspouts as a result of heavy snow and ice hanging over the eaves. Tom and Barbara Fallon took a walk around the community to assess the potential damage. Since nothing can be done until all the snow melts, Alliance Roofing, who provided the custom made gutters and downspouts, will assess the damage and provide an estimate for repairs. In the meantime, Tom will check with Shane Abernathy, our insurance representative, to see if we can claim the repairs on our insurance policy.

There being no further business, the next meeting of the board is scheduled for Tuesday March 16, 2010 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary

