

North Shore at Canton, Inc.
Board of Directors Meeting
March 16, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on March 16, 2010 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Sharon Slevin, Paige Davis, Ilene Bailey, Terry Reagan, Chair of Buildings and Roads, Dee Rosenberg, Chair of the Grounds Committee and Chad Bailey.

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

2. **Rare Soul-** Yolanda Espinet, the new lease holder of the property formerly known as Phantom, met with the board to discuss her plans for the space. She plans to open a lounge/restaurant named Rare Soul on April 15, 2010, where she will be the chef and sole proprietor. The restaurant will feature a light tapas menu, wine bar and some quieter forms of live entertainment after 6 months, in accordance with her liquor license, if approved. The lease is for the first floor only and there will be no valet parking, outdoor seating or smoking stations on the sidewalk. Ms. Espinet assured the board members that she will respect the community by enhancing soundproofing, providing security and creating an atmosphere that will be more like a lounge than a nightclub. She also provided her cell phone # to be available to hear and address community concerns.

3. **Financial Report-** Tom Fallon reported that Village Management made the necessary corrections to the cash basis statement. In addition to on-going delinquencies, two more residents have fallen behind on the payment of condo fees. Ilene will include them with the others for collection efforts.

4. **Lighting Issues** – Terry Reagan reported that he met with Milton Electric to survey damage to security lighting as a result of severe winter storms. Two lights are affected and will be repaired.
5. **Gutters-** Dee met with Alliance Roofing to obtain an estimate for repairs to all gutters and downspouts damaged by winter storms. Alliance Roofing estimates that they will have to replace 230 feet of gutters and 540 snow guards at a cost of \$20,540. Dee will mail the estimate to Shane Abernathy for an insurance quote. The board was happy to learn that our Master Insurance Policy requires a \$5000 deductible for the entire community, rather than for each building.
6. **Landscaping-**Dee was able to obtain a credit of \$1380. from Bob Jackson Landscaping to be applied towards February's ground maintenance bills. This amount was based upon the 6 week period when the community was covered with snow and grounds maintenance was not possible. The total cost for snow removal is \$27,908.

There being no further business, the next meeting of the board is scheduled for Wednesday, April 21, 2010 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary

