

North Shore at Canton, Inc.
Board of Directors Meeting
December 15, 2009
Minutes

The Board of Directors of North Shore at Canton, Inc. met on December 15, 2009 at the home of Tom and Barbara Fallon. In attendance were Ben Rosenberg, Sharon Slevin, Paige Davis, Ilene Bailey, Dee Rosenberg, Chair of the Grounds Committee and Michael Hendler, resident.

1. **Minutes-** The minutes for the November 17, 2009 meeting were approved by the Board. The 2010 budget and revised and restated rules and regulations dated October 21, 2009 were approved.
2. **Delinquent Condo Fees-** There are currently several owners in North Shore who are delinquent in the payment of their condo fees. Ilene Bailey has contacted each of these home owners. The board has retained legal counsel for the collection of delinquencies from these owners and/or their lien holders.
3. **Break –In –** On Monday, December 13th, a neighbor reported a robbery in progress at 2315-8 Boston Street, an abandoned property in the process of going into foreclosure. Subsequent to this incident, the same neighbor reported leaking water coming from a common wall and into both garages. The Baltimore City Hot-Line 311 was notified to turn off the water to prevent further damage. Tom Fallon sent out a notice to the community to remind them to keep exterior and interior lights on, alarm systems armed, garage doors closed and cars locked at all times.
4. **Landscaping –** Dee presented the 2010 grounds maintenance and snow removal contract from Bob Jackson Landscaping for Tom Fallon’s review and received his signature on both. Dee will ask Bob Jackson to modify the contract to provide that de-icing materials will be distributed solely by spreaders and will not be dumped by bags.

5. **Buildings and Roads-** The pre-cast concrete blocks located at the base of the units are being damaged by ice-melt products. Dee recommends that we re-seal these blocks as well as the vertical concrete seams between units that are cracked. The board approved the expense to complete this work. Funds for this project will come out of the Building and Roads budget
6. **Red-Line** - Ben reported that his organization, opposing the Red Line, plans to send a letter to the Federal Transit Administration, highlighting the flaws in the current plan. However, political support for the Red Line is strong and engineering tests are moving forward.
7. **Audit** – Tom presented final copies of the Report on Audits of Financial Statements for the years ended December 31, 2008 and 2007 to the board. The audits were prepared by Kahler and Associates and showed no discrepancies or deficiencies.
8. **Tenant Information-** Tom prepared a letter to all unit owners who lease their properties to remind them that they are required to submit completed unit information form for each tenant as well as a copy of the lease agreement. Failure to do so is a violation of the revised Rules and Regulations and may result in a fine of \$50 per day until the violation has been abated.

There being no further business, the next meeting of the board is scheduled for Wednesday, January 20, 2010 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary