

North Shore at Canton, Inc.
Board of Directors Meeting
February 16, 2011
Minutes

The Board of Directors of North Shore at Canton, Inc. met on February 16, 2011 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Paige Davis, Ilene Bailey and Dee Rosenberg, Chair of the Grounds Committee.

1. **Minutes** – The minutes of the January Board meeting were approved.
2. **Decks** – An engineer from Whitney Bailey Cox & Magnani, LLC (the "Company") spoke to the Board to explain the results of the Company's inspection of the structural integrity of the Parallam structural members of the North Shore decks. The engineer reported that the Company found no structural problems. An official written report is expected shortly and will be made available for unit owner inspection upon request.
3. **Financial Report** – Tom reported that the Association is generally on budget for 2011 and that there are currently no delinquent unit owners (other than the one unit that is subject to foreclosure proceedings).
4. **Buildings and Roads** – The Board approved replacement of 225 linear square feet of curbing at a cost of \$14,940 (to be funded from replacement reserves).
5. **Audited Financials** – Tom presented to the Board the results of the audit of the North Shore financial statements for years ending 12/31/08 and 12/31/09, which audit was conducted by Kahler & Associates. Tom indicated that the audit report did not indicate any areas of significant concern. A copy of the audit report will be made available for unit owner inspection upon request.

There being no further business, the next meeting of the Board was scheduled for March 23, 2011, 6:30 PM, at the home of Tom and Barbara Fallon.

Respectfully submitted by Ilene A. Bailey, Secretary