

North Shore at Canton, Inc.
Board of Directors Meeting
January 26, 2011
Minutes

The Board of Directors of North Shore at Canton, Inc. met on January 26, 2011 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, John Reichlin, Ilene Bailey and Dee Rosenberg, Chair of the Grounds Committee.

1. **Minutes** – The minutes of the December Board meeting were approved.
2. **Financial Report**
 - a. **2010 Year End Results** - Tom reported that the Association ended 2010 with a modest operating surplus.
 - b. **Delinquencies** – Tom reported that no units are 30 days or more in arrears with the exception of one unit that is currently vacant and in the middle of foreclosure proceedings.
3. **Grounds**
 - a. **Landscape Update** – Dee reported that the trees have been pruned and that the pruning should be good for two years.
 - b. **Decks** – John reported that Whitney Bailey Cox & Magnani, LLC has completed its inspection of the structural integrity of the Parallam structural members of the North Shore decks and that the results of such inspection should be available within the next few weeks.
 - c. **Curb Replacement** – Dee presented a quote from Stratus Masonry to replace approximately 252 linear feet of curbing. The Board agreed to look at the proposed replacement areas prior to the next Board meeting.

There being no further business, the next meeting of the Board was scheduled for February 16, 2011, 6:30 PM, at the home of Tom and Barbara Fallon.

Respectfully submitted by Ilene A. Bailey, Secretary