

North Shore at Canton, Inc.
Board of Directors Meeting
November 14, 2011
Minutes

The Board of Directors of North Shore at Canton, Inc. met on November 14, 2011 at the home of Ben and Dee Rosenberg. In attendance were Ben Rosenberg, Ilene Bailey, Paige Davis and Claire Rosse.

1. **Minutes** – The minutes of the October Board meeting were approved.
2. **Financial Report** – Ben reported that the Association is generally on budget for 2011.
3. **Delinquencies** – There are two (2) currently delinquent units: Unit 2315-8 (which has been delinquent for an extended period of time and is subject to foreclosure proceedings) and Unit 2315-5. The Board approved engaging its counsel at a cost of up to \$950.00 to pursue the delinquency related to Unit 2315-5.
4. **Promenade** – We continue to await receipt of the insurance company engineer's report regarding whether or not the failure of the portion of the promenade located nearest to Captain James was caused by a construction defect (or failure to construct in accordance with the approved plans and specifications). Ben has spoken with the engineer and he verbally confirmed that the promenade was not built in accordance with the approved plans. The final report is expected shortly.
5. **Fencing Along Western Property Line** – The Board approved the expenditure of \$850 for design work related to the proposed fence. Once the design work is complete, the plans will be put out to bid.
6. **2012 Budget** – The Board agreed on a proposed budget for 2012. The proposed budget will be circulated to the community and adopted at the December Board meeting. A copy of the proposed 2012 budget is attached to these Minutes.
7. **North Shore Zoning** – Ben informed the Board that the Draft Proposed Zoning Map prepared by the Baltimore City Department of Planning designates the North Shore community as being in an R-8 zone. There is some concern that an R-8 zone would not allow the re-construction of 4th floors in the event of a fire or other casualty. Ben has requested that North Shore be changed to a C-2 designation (which would permit the reconstruction of 4th floors following a loss) and will pursue such change.

There being no further business, the next meeting of the Board of Directors was scheduled for Wednesday, December 14, 2011, 6:30 PM., at the home of Ben and Dee Rosenberg.

Respectfully submitted by Ilene A. Bailey, Secretary

NORTH SHORE AT CANTON

BUDGET 2012

INCOME

Fees:	\$241,800
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EXPENSES

Administrative

Management Fee	\$ 5,000
Printing/Posting	\$ 1,000
Website	\$ 900
Consultants	\$ 1,000
Legal	\$ 3,000
Accounting/Audit	\$ 3,000
Insurance	\$ 53,000
Uncollected Fee Reserve	\$ 7,500

Building & Grounds

BGE	\$ 7,200
Water/Sewer	\$ 20,200
Buildings & Roads	\$ 5,000
Landscape Maintenance	\$ 39,000
Landscape Improvement	\$ 27,000
Snow Removal	\$ 20,000

Replacement Reserve	\$ 48,000
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Income Tax	\$ 1,000
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