

North Shore at Canton, Inc.
Board of Directors Meeting
October 17, 2007

Minutes

The Board of Directors of North Shore at Canton, Inc. met on October 17, 2007 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Sharon Slevin, Paige Davis and Bob Grottenthaler. Dee Rosenberg, Chair of the Grounds Committee was also present. The President called the meeting to order at 6:30 PM.

1. Prior to the approval of the minutes of the Board meeting of September 19, 2007, Tom Fallon requested that item #10, fourth bullet, be removed from the minutes. This item refers to the proposal to designate certain areas within the community for pet waste that would be supported by signage and pet waste disposal units. All board members agreed to remove this item from the official record as a result of further consideration of its adverse effect on our neighborhood.
2. The amended minutes of the Board Meeting of September 19, 2007 were unanimously approved.
3. **Unit Owner Information-** Tom and Ben are both making progress on gathering information from Unit Owners as requested at the Unit Owner's meeting of September 5th, 2007. They agreed to share new information in a timely manner so as not to duplicate efforts.
4. **Kahler and Associates-** A copy of the 2005-2006 Audit and Financial Statement prepared by Kahler and Assoc. was distributed among the Board members for review. Tom noted that the replacement reserve amount of \$196,816. , as of September 30, 2007, is currently held in a low-interest bearing account at Provident Bank. Tom suggested that a portion of this money be invested in Treasury Bonds so as to maximize the investment potential of this asset. Tom agreed to look into investing directly through Provident Bank as well as alternate sources for the best return. He will report back to the Board at the next meeting.
5. **Replacement Reserve Account** – Tom distributed a list of common property items that are covered for repair and replacement by the replacement reserve account. These include; brickwork, roof, exterior trim, gutters and downspouts, garage doors, road resurfacing and the promenade and bulkhead
6. **Cywinski-Divel-** Ben brought the Board up to date on the current status of the Cywinski- Divel dispute. George Divel has removed the stereo speakers from the

common wall between the two properties. As a result, Ben released Mr. Divel from the property lien that had been placed on his home. Most fines have been forgiven, other than \$1000. due no later than December 31, 2007, per the settlement agreement. Ben will send Mr. Divel a reminder of the debt and due date.

7. ***Condo Rules and Regulations*** - Dee Rosenberg presented a simplified version of the Condo Rules and Regulations for the Board's review. These rules and regulations were derived from the condominium association by-laws and will be posted on the web-site once it is up and running. In the past these rules have not been codified or distributed among unit owners and tenants. These rules will include parking regulations, rental notification, alterations to units and real estate signage. The Board will review these rules and release them upon approval in November.
8. ***Security Update*** - Tom reported that he met with Major Bergeron and the security guards the past two weekends to make sure two officers were on duty and doing a good job of keeping trespassers off the property. An accounting adjustment has been made to compensate North Shore at Canton, Inc for overpayment of officers who did not report for duty in the past. The staffing problem has been resolved. In addition, Tom noted an easing of crowd tensions on Boston St with the start of the football season.
9. ***Web-site Development*** – Dee met with Janine Stevens of Vircity to discuss the best way to approach the development of a community web-site. Ms. Stevens suggested we modify the original site in the short term. Once it is up and running we can tweak it to suit our needs. The modification will cost \$750 - \$1000 to complete and \$25 per month to operate. In addition, Ms. Stevens will charge an hourly rate of \$85. for her time. The board unanimously agreed to hire Vircity and Ms. Stevens for this project. Sharon and Dee agreed to meet and take pictures of the community to post on the new web-site.

Downspouts and Gutters –

- Dee met with Tim Daniels, service manager of Alliance Roofing and Sheet Metal, Inc., the original manufacturer of the custom-made gutters and downspouts in North Shore. She reported that the estimated cost for repairs/replacement of damaged gutters and downspouts is @\$4400. This includes the cost of shortening several of the downspouts to accommodate the cement splash guards that have already been ordered. Due to weathering, the new downspouts may not match existing ones.
- The board unanimously agreed to approve the replacement/repair of gutters and downspouts payable from the replacement reserve account.
- The cement splash guards will cost \$682.52. Delivery will occur once John Sherry of Cement Block receives a check from Village Management.

10. **HVAC** - Our neighbor, Shoukry Elnahal, has expressed an interest in helping out with some of the many maintenance issues facing this community. Tom will be in touch with Shoukry to delegate the job of raising the HVAC units higher off the ground. Dee cautioned that an HVAC specialist may need to be involved in any changes since the connection pipes are not flexible and may need to be lengthened.

11. **Trash Can on Boston St** - Dee requisitioned a Baltimore City trash can currently placed at the south corner of Aliceanne and Boston Sts. Baltimore City is in charge of picking up the trash on Mondays and Thursday. The board discussed requesting another trash can be placed on the north side of Boston St. near Huka's Bar. Dee will contact the city to implement this request.

12. **Landscaping Budget** –

- **Remaining Costs for 2007** – The board requested an estimate of year-end costs for on-going landscaping projects. These include the replacement of a number of trees and shrubbery, the fall planting of seasonal flowers at the entranceway and on-going property maintenance. Dee will get hard numbers for these expenses and report back to the board prior to our next meeting.
- **Pruning of large trees and shrubbery** – This project is estimated to cost @\$3000. The board agreed to defer this expense into spring of 2008.
- **Watering** – Members of the board were generous in their praise of all the time and energy Dee has personally spent on watering trees and shrubbery throughout the complex. This has been a very difficult effort on Dee's part during this season of drought, requiring the volunteer efforts of many neighbors and access to individual hose bibs. Much of our expensive landscaping would be lost if not for Dee's tireless efforts. As a result, the board agreed that an alternate watering plan needs to be in place for 2008.
- **Bob Jackson Landscaping** - Dee is discussing alternate watering plans to be incorporated in weekly maintenance by Bob Jackson and included in 2008 landscaping budget.
- **Budget projections** – The budget for landscaping will be set at \$45K to cover maintenance and improvements for 2008.
- **Retaining Wall** – The rough estimate for extending the retaining wall at the west end of the property will be @ \$5500. No determination has been made as to how this expense will be covered in 2008.

13. **Building and Roads Budget**

- **Balcony Renewal Project** - Sharon reported on the progress of Complete Cleaning Services balcony renewal efforts. All interior balconies, with the exception of three are completed. Work began on the east side of the promenade units on Tuesday and is expected to be completed by October 26th, weather permitting. The board expressed their appreciation of

Sharon's management of this project as well as the professional service of Ron Bowen of Complete Cleaning Services. Overall, everyone has been very satisfied with the resulting appearance of their balconies. As a result, the board agreed to provide a bonus to Ron and his crew upon completion of the job.

- ***Painting of window grills*** - Ron Bowen submitted an estimate of \$6700. to paint all wrought iron window grills throughout the property. The board unanimously approved this expenditure and authorized a deposit check of \$2000. be drawn from the replacement reserve account. Work on this project will commence following completion of the balcony renewal project.
- ***2008 projects***- Sharon is in the process of receiving estimates for the following projects to be budgeted for 2008; house address numbers to be installed on the rear of each property, security lights to be installed in darker areas of the community, painting of garage doors, trim and the staining of front doors throughout the community. Masonry repair and painting of curbs will be addressed by both Sharon and Dee.
- ***Current problems*** – Masonry repair to the front steps of a number of units will be completed in 2007.

14. 2008 Budget – Bob Grottenthaler went through the line items of the proposed 2008 budget as compared with 2006 and 2007 budgets. Aside from the addition of \$60 per unit in condo fees to cover the expense of security guards, the original monthly fee of \$235. has not been raised more than \$15 since the condominium association was formed in 2003. The current monthly condominium fee is \$310., comparatively low for this area, making for a very tight budget in 2008.

15. Insurance Summary – Bob reviewed the anticipated insurance premiums due before the end of 2007, as well as outstanding bills to be paid.

16. There being no further business, the board adjourned at 8:30PM

The next regularly scheduled meeting of the boards will be held at 6:30 PM , November 21, 2007 at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary