

North Shore at Canton, Inc.
Board of Directors Meeting
April 14, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on April 14, 2010 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Sharon Slevin-Chait, Paige Davis, Ilene Bailey, Ben Rosenberg and Dee Rosenberg, Chair of the Grounds Committee.

1. **Minutes** – The minutes from the March board meeting were approved.

2. **Financial Report-** During the first quarter of 2010, delinquencies in condominium fees totaled \$2000. Ben agreed to take over the collection process from Ilene Bailey. The most recent snow removal total is \$28,000 with an estimated \$6000 to be billed by Bob Jackson Landscaping. This expense should be offset by the suspension of security services in North Shore. The \$5000 insurance deductible fee for the repair/replacement of gutters and downspouts will be covered by the Replacement Reserve account. Tom reminded the board that we are required by law to deposit \$4000 per month into the Replacement Reserve account.

3. **Grounds-** Dee reported to the board that she and the grounds maintenance crew are assessing damaged shrubbery and replacement needs throughout the community. Damaged shrubs will be removed and replaced by healthy shrubs all at once. New mulch has been ordered and will be distributed by Mother's Day weekend.

Drainage rocks installed in front of building 2323 have been thrown by pedestrians on the promenade, resulting in a broken window. In order to prevent further damage to the property, Dee and Nexor, the grounds foreman for Bob Jackson Landscaping, have devised an alternative that provides a pop-up drainage pipe that allows for the river rocks to be covered by dirt. The board agreed to this change to the drainage system, to be installed as soon as possible.

4. **Buildings and Roads-** Dee proposed a phased approach to the replacement of damaged curbs and gutters throughout the community. She requested several bids from local masonry contractors, but received only one full bid from Stratus Masonry. The board discussed both the projected expense of this project over a three year period and its impact on the Replacement Reserve account. The board agreed to meet prior to the next meeting to walk through the community and assess the condition of the curbs and gutters.

Gutters and downspouts are scheduled to be repaired, starting on April 26th. Milton Electric has repaired all damaged security lights.

5. **Red Line-** Ben reported that he and the head of the Canton Community Association met with Sen. Barbara Mikulski and her top three aides to discuss the Red Line. Senator Mikulski is very well versed on the topic and suggested that other Maryland senators and congressional representatives need to lend their support before she officially opposes the Red Line. Ben noted that there is currently \$1 billion worth of identified transportation projects in Maryland that have no state funding.
6. **Rare Soul-** The Baltimore City Liquor Board Hearing for Rare Soul was postponed. The owner did not appear for the hearing.

There being no further business, the next meeting of the board is scheduled for Wednesday, May 19, 2010 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin-Chait, Secretary

