

North Shore at Canton, Inc.
Board of Directors Meeting
November 17, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on November 17, 2010 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 October Board meeting were approved.
2. **Financial Report** – Tom reported that the financials do not reveal anything out of the ordinary and that while there were some unexpected expenses incurred during 2010, adjustments in spending should allow the Board to end the year without a budget deficit.
3. **Grounds** – Dee provided an update regarding the landscaping of buildings 2333, 2339 and 2341. In connection with such landscaping, unanticipated concrete was found that was determined to be over-pour from the construction of the foundations. After consultation with a structural engineer, the Board authorized the removal of such concrete and agreed that the expense would be handled as “Reserves” for budgeting purposes.
4. **New Business**
 - a. **Decks** – The Board has begun a discussion regarding the long term maintenance, repair and / or replacement needs of the North Shore decks. Dee reported that she has spoken with four (4) contractors and provided a report on what she believed to be the best option for deck replacement. The Board agreed to continue to investigate options regarding maintenance, repair and /or replacement of the decks and John Reichlin agreed to do some research and update the Board on his findings at the December Board meeting.
 - b. **Unit 2333-6** – After consultation with a plumber it was determined that certain pipes located near Unit 2333-6 are 25 – 50% obstructed with rock, mud and debris. On his initial visit the plumber removed as much of the debris as was accessible. The Board agreed to cause the obstructed pipes to be “blown out” with a power hose in the Spring.
 - c. **Auditor’s Report** –Tom reported that he contacted Kahler & Associates and that his comments were addressed.

There being no further business, the next meeting of the Board was scheduled for Wednesday, December 15, 2010, 6:30 PM, at the home of Tom and Barbara Fallon.

Respectfully submitted by Ilene A. Bailey, Secretary