

North Shore at Canton, Inc.
Board of Directors Meeting
May 19, 2010
Minutes

The Board of Directors of North Shore at Canton, Inc. met on May 19, 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 April board meeting were approved.

2. **Financial Report-** Tom reported that most of the outstanding condo fee delinquencies have been resolved since Ben assumed responsibility for contacting property owners in default. Ben also expects that the past due condo fees from 2317-4 Boston Street will be paid once the property sale goes to closing in May. Deductions from the Replacement Reserve include the \$5000 insurance deductible for the repair of gutters and downspouts damaged as a result of winter storms. Additional funds from this account were allocated for the completion of drainage and downspout repairs in front of building 2323.

3. **Buildings and Roads-** Members of the board met with Dee prior to the meeting to review proposed repairs to curbs and gutters throughout the community. The board agreed to authorize \$12,000 from the Replacement Reserve account to cover the costs of replacing damaged curbs facing the entryway to the community as well as curbs that flank the entrance to the east and west.

The repairs of gutters and downspouts damaged as a result of winter storms is nearly complete. Board members agreed that Alliance Roofing did an excellent job in making the repairs in a timely and unobtrusive fashion.

A cracked brick below a window sill at 2323-1 will be repaired by Stratus Masonry.

4. **New Business-** The Board discussed the legal issues and requirements for managing the Replacement Reserve account. Ilene and Ben agreed to review the By-Laws and Statutes to ensure that we are in compliance.

The board has requested information from City Councilman Jim Kraft's office as to who will be leasing the property on Boston Street currently occupied by a florist.

The board discussed the removal of the yellow sailboat that appears to be abandoned in the area in front of our community. The boat is currently registered with the Department of Natural Resources.

There being no further business, the next meeting of the board is scheduled for Monday, June 7, 2010 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin-Chait, Secretary

