

**North Shore at Canton, Inc.**  
**Board of Directors Meeting**  
**October 21, 2009**

**Minutes**

The Board of Directors of North Shore at Canton, Inc. met on October 21, 2009 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Sharon Slevin, Paige Davis, Ilene Bailey, Dee Rosenberg, Chair of the Grounds Committee and Terry Reagan, Chair of Buildings and Roads Committee..

1. **Minutes-** The minutes for the September 16, 2009 meeting were approved by the Board.
2. **Budget Review-**Members of the board considered the proposed budget for 2010 by reviewing line item expenditures for 2009. Due to increased expenses in some necessary line items, reductions were made in other items in order to maintain the overall budget at the current level. As a result, the board agreed to eliminate security coverage on Thursday nights. The board will closely monitor the situation and re-evaluate periodically. The board agreed to add a reserve fund for uncollected condominium fees to cover any shortfall that may affect the operating budget. The Board unanimously approved the proposed budget for 2010, a copy of which is attached to these minutes.
3. **Financials-** Tom reported that the current budget is on target, despite uncollected fees from a small number of residents. The law firm of Elmore and Throop is assisting with the collection of these debts.
4. **Buildings and Roads-** Terry reported that all the light bulbs in the security lamps throughout North Shore have been replaced by Milton Electric. In addition, the window grates that need to be repaired have been fixed.
5. **Directory-** Dee has been in the process of updating the community directory, both for resident and non-resident owners as well as renters. Tom will notify all non-resident owners who are not in compliance with the Rules and Regulations, which require a copy of the lease agreement and contact information for current leaseholders.
6. **Rules and Regulations-** North Shore at Canton's Rules and Regulations were reviewed, revised and affirmed by the Board of Directors. Revisions were made to eliminate rules that require that all residents' vehicles display a parking sticker or tag and provide make, model, year and license number for all vehicles. Otherwise all rules and regulations remain in effect, as of 10/21/2009. A copy of the revised Rules and Regulations is attached to these minutes.

7. **Curbs, Gutters and Balconies-** Dee reported that she is continuing to seek estimates and advice as to how to improve the appearance of the curbs and gutters. She is also seeking qualified carpenters to present options and estimates for balcony caps to improve the overall appearance and prevent further deterioration.
  
8. **Red Line-**Ben reported that the fight to oppose the Red Line has been taken to the federal level and will provide progress reports as it develops.

There being no further business, the next meeting of the board is scheduled for Wednesday, November 18th, 2009.

Respectfully submitted by Sharon Slevin, Secretary

NORTH SHORE AT CANTON, INC.

PROPOSED BUDGET

2010

<b>INCOME</b>	
Association Fees	241,800.00
<b>TOTAL INCOME</b>	<b>241,800.00</b>
<b>ADMINISTRATIVE EXPENSES</b>	
Management Fee	5,000.00
Printing/Postage	1,500.00
Website	900.00
Consultants	5,000.00
Legal	3,000.00
Accounting/Audit	2,700.00
Insurance	48,500.00
Reserve for Uncollected Fees	<u>9,000.00</u>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>75,600.00</b>
<b>BUILDING &amp; GROUNDS EXPENSE</b>	
BGE	7,200.00
Water/Sewer	5,000.00
Buildings & Roads	5,000.00
Grounds: Landscape Maintenance	30,000.00
Grounds: Landscape Improvement	20,000.00
Snow Removal	15,000.00
Contingency Operating Reserve	4,500.00
Security (Off Duty Policemen)	<u>30,000.00</u>
<b>TOTAL BUILDING &amp; GROUNDS EXPENSE</b>	<b>116,700.00</b>
REPLACEMENT RESERVES	48,000.00
INCOME TAXES	<u>1,500.00</u>
<b>TOTAL</b>	<b>49,500.00</b>
<b>TOTAL EXPENSES</b>	<b>241,800.00</b>
<b>INCOME OVER EXPENSES</b>	<b>.00</b>

# NORTH SHORE AT CANTON

## Rules and Regulations REVISED AND RESTATED OCTOBER 21, 2009

*For purposes of these rules and regulations the term "unit owner" shall include any tenant of the unit owner.*

1. Unit owners are prohibited from making any changes to the exterior of their units or the common area without written permission of the Board of Directors.
2. If a unit is rented, a copy of the lease must be submitted to the Board of Directors by the unit owner. Leases must be in writing, may not be for a term of less than twelve (12) months and must provide that the tenant is required to comply with and is subject to the Declaration, Bylaws, Rules and Regulations of North Shore at Canton, Inc.
3. When a unit is for sale, only two (2) "For Sale" signs are permitted: one in the front and one in the back of the unit. Each sign must be the smallest allowed by the Board of Realtors (approximately 28" x 20"). The signs must be affixed flush to the balcony railing or window grill.

#### 4. **PARKING**

- Parking is prohibited on the Common Elements except that unit owners and guests may park on the parking pads of their units or parallel to their garages.
  - The three (3) parking spaces in front of Unit #2319-6 are reserved exclusively for the use of unit owners' guests who may use those spaces for a maximum of 24 hours. Any vehicle parked in one of those three spaces must display a North Shore guest hang tag. Unit owners are prohibited from parking their own vehicles in those spaces and are prohibited from using guest hang tags on their vehicles.
  - Any vehicle parked in violation of these regulations may be towed without warning or notice.
5. Unit owners are required to complete and update annually a Unit Owner Information Form with the following information:
    - names
    - home, work and cell phone numbers
    - email addresses
  6. Pets must be on a leash at all times. Unit owners are responsible for cleaning up after their pets.
  7. Any unit owner who violates any provision of the Declaration, Bylaws or Rules and Regulations of North Shore of Canton, Inc. and who fails to abate such a violation with ten days of receipt of a Cease and Desist notice from the Board of Directors may be fined up to a maximum of Fifty Dollars (\$50.00) per day until the violation has been abated.