

North Shore at Canton, Inc.
Board of Directors Meeting
August 19, 2009

Minutes

The Board of Directors of North Shore at Canton, Inc. met on July 15, 2009 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Sharon Slevin, Paige Davis, Dee Rosenberg, Chair of the Grounds Committee and Terry Reagan, Chair of Buildings and Roads Committee..

1. **Minutes-** The minutes for the July 15, 2009 meeting were approved by the Board.
2. **Financial Report-** Tom reported that despite two residents continuing to be in arrears with their condo fees, the budget is in good shape and on target. The law firm of Elmore and Throop has been retained to assist with the collection of these fees, including recording liens and, in some cases, preparing to sue for judgment in the collection of defaulted condo fees. Tom asked board members to start thinking about projected expenditures to be included in the 2010 budget that will be discussed in October.
3. **Buildings and Roads-** Terry Reagan reported that several halogen light bulbs need to be replaced in the motion- security lamps throughout the community. Terry discovered that the process of replacing these bulbs is too dangerous for him to accomplish. The board agreed to have Milton Electric provide the labor to replace all light bulbs twice a year. Dee noted that some residents have made unauthorized additions or improvements to their homes that are a violation of the community covenants. Tom agreed to call the residents first before any official action is to take place. Dee is in the process of obtaining proposals and bids for capping and protecting the support beams of the balconies and will provide the competing ideas and bids to the board.
4. **Curbs-** Dee reported that the curb replacement project for the entrance to North Shore has been completed, along with various other masonry projects throughout the community. The rest of the curbs show signs of cracking and missing gutters, in addition to peeling red paint. The Board discussed ways to improve the appearance of the curbs. Paint removal options, segmented repairs and several complete replacements were all discussed. Dee will obtain proposals and estimates for all options and present to the board.
5. **Landscaping** – In a discussion of anticipated landscaping expenses for 2010, Dee noted that several trees that are no longer under warranty will need to be replaced. In addition, the spreading of de-icing material has caused erosion of concrete blocks on some of the buildings that may need to be sealed to prevent further damage. Bob Jackson Landscaping has already been instructed to use only spreaders to distribute de-icing material in the event of snow or ice to cut back on expenses and over use.

Due to the installation of a new water meter, to read actual usage as opposed to the old method of estimating usage, an incorrect water bill was submitted by Baltimore City. An adjusted bill will be issued on a quarterly basis with the penalty for non-payment of the incorrect bill to be reimbursed.

6. **Red Line-** Ben and other members of the opposition to the proposed Red Line, met with Mayor Sheila Dixon and members of her staff to voice their concerns about the size and placement of the portal on Boston Street.
7. **Annual Community Meeting -** The annual community meeting to elect board members will be held on Wednesday, September 16, 2009 at the Anchorage Marina Meeting Room at 7PM. If you are unable to attend, please submit your nominations and votes via proxy. Any board member will be happy to assist you.

There being no further business, the next meeting of the board is scheduled for Wednesday, September 16, 2009

Respectfully submitted by Sharon Slevin, Secretary