

North Shore at Canton, Inc.
Board of Directors Meeting
July 15, 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. Nick German, Ilene Bailey, Dan and Amy Munsen and Mike Hendler, residents, were also in attendance. In addition, Stephan Fogelman, Chairman of the Baltimore City Liquor Board, Marty Taylor of Cambridge Walk, Bob Grottenthaler and George Burgess, the police officer in charge of weekend security for North Shore at Canton, were present at the meeting.

1. **Minutes-** The minutes for the June 10, 2009 meeting were approved by the Board.
2. **Liquor Board-** Stephan Fogelman, Chairman of the Baltimore City Liquor Board, addressed the concerns of residents of North Shore regarding the rules and regulations that govern the liquor licenses of the bars across Boston Street, PUR, Phantom and the former Hukas. Currently, the best means of getting an inspector to come and witness violations is via email, since the 311 phone service cuts off after 10 PM. Email complaints are monitored for 24 hours and are routed to inspectors and commissioners who are then dispatched to the establishment that is the subject of the complaint. The email must contain the name and address of the establishment, the complaint and the liquor license violation. Mr. Fogelman and the commission to get 24 hour response availability via the 311 number in the next few weeks. In the meantime, Tom Fallon will provide the email address to the community. George Burgess, the police officer in charge of weekend security at North Shore, Marty Taylor of Cambridge Walk and various residents added their observations of liquor license violations occurring on a regular basis at PUR and Phantom. These include; valet parking without a permit, excessive noise and serving alcohol past 2AM. Mr. Fogelman recommended that these violations be documented and submitted to the board via email and that a case needs to be built by the community, including video evidence, in order to show cause for a revocation hearing that can be requested at any time. Mr. Fogelman voted against the live entertainment license application from the owner of the property that was formerly Hukas. He does not anticipate that it will be approved due to the level of community opposition.
3. **Ilene Bailey-** Tom and Ben nominated Ilene Bailey to be Treasurer of the board to replace Dee Krupp. All members were in favor and she was duly elected.

4. **Balconies-** Former resident, Bob Grottenthaler, reported to the board on his recent experience with problems arising as a result of a home inspection that revealed defects in his balcony. He had a number of deck contractors review the situation in order to make repairs. The two parallam beams that support the deck from the interior of the house are de-laminating, or cracking as a result of being exposed to weather. Although the materials used are approved for exterior applications, they are deteriorating as a result of winter icing between the strands of wood that are glued together. The board agreed that this problem needs to be addressed and will discuss it further in next month's meeting.

In a related topic, Tom reported that two more houses are experiencing leakage problems as a result of the parallam beams lack of flashing where it emerges from the interior of the house to form the balcony support, making for a total of 6 complaints. The deadline for assigning the cost of repairs to Cignal Corp is in March, 2011. There is some dispute as to whether the cost of engineering inspections as a result of the complaints will also be covered by Cignal Corp. Ben is investigating.

5. **Red Line-** Ben reported that although various public officials have been very supportive of community opposition to a surface rail line on Boston Street, it is likely that the Red Line, Option 4C, will be approved by Governor O'Malley next week. Of greatest concern to the Canton community is the location of the portal that will transition the train from a subway to a surface rail line. Since the section of Boston Street that runs in front of North Shore is narrow, it is more likely that the portal will be constructed further east along Boston Street. In addition, half of the \$1.5 billion funds for this project are federally provided with the rest to be funded by the state. Currently, the state does not have adequate funds to move forward with this project.

The board approved Ben's request to contribute \$125.00 of community funds to help defray the cost of post cards that have been distributed by a coalition of community organizations in opposition to the surface rail.

6. **Financial Report** – Tom reported that despite some 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.
7. **Buildings and Roads-** Dee reported that repairs and construction of new curbs and gutters is underway at the main entrance. In addition, drainage issues have been resolved in front of 2319-2 Boston Street. Once the curb project has been completed, Stratus Masonry will repair the brick walkway and any other outstanding masonry repairs throughout the community. Another drainage problem has been identified in front of 2323-6 and a plumber has been called to investigate and repair the problem. Dee also requested that residents email their problems and concerns to her rather than approach her on the street so that she can have a record of the complaint.

8. **Happy Hour** – Ilene Bailey will organize another Happy Hour at the Gin Mill on the third Thursday in August. The board also discussed the possibility of having a community picnic to coincide with the annual meeting that takes place on the third Wednesday of September.

There being no further business, the next meeting of the board is scheduled for August 19, 2009, at the home of Tom and Barbra Fallon, at 6:30 PM.

Respectfully submitted by Sharon Slevin, Secretary