

North Shore at Canton, Inc.

**Board of Directors Meeting
November 19, 2008**

Minutes

The Board of Directors of North Shore at Canton, Inc. met on November 19, 2008 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Doris Krupp, Sharon Slevin, Terry Reagan, Chair of Buildings and Roads and Dee Rosenberg, Chair of the Grounds Committee. Bob and Whitney Nye, were also present.

1. The minutes for the October 14th were approved by the Board.
2. **Red Line Update-** Ben Rosenberg reported on an MTA hearing he attended on the impact of the proposed Red Line east-west mass transit plan on the Canton area. Alternative 4-C, which loops the east end of a subway line through Fells Point, a street-level, double-tracked rail line in the median of Boston Street, is the alternative favored by the MTA, the Greater Baltimore Committee and the Mayor's office. The Board of North Shore at Canton is opposed to this plan, which would drastically affect our property values. Ben will notify Councilman Jim Kraft of our opposition to this plan and continue to attend meetings and monitor developments. *rising to a*
3. **Grounds** -Dee Rosenberg commented on the terrific job being done by Bob Jackson Landscaping and their on-site crew. She also reviewed planned projects for 2009, including; re-landscaping the waterfront side of Building #2323 and the courtyard between Buildings #2331 and #2335. The board agreed to provide a holiday bonus of \$250.00 to the crew foreman. The funds will be drawn from the ground maintenance budget.
4. **Buildings and Roads-** Terry Reagan reported that he and Dee met with Tracy Clark of Stratus Masonry to discuss estimates for repairing buckling sidewalks on the west end of Boston Street in 2009. Estimates for repair/replacement of curbs and sidewalks are also being obtained for 2009.
Sharon reported on the installation of security lights within the community. To date, four lights have been installed, with two remaining installations remaining. Once the installation of all lighting is complete, the board will review the effects and determine whether more lights are needed.

5. **Security Committee** – Board members agreed that an official Security Committee be formed to report monthly to the board. Bob and Whitney Nye have volunteered to head this committee with Jen Holden and Mike Hendler volunteering to assist in their efforts. Bob reported that he attended a meeting with the Canton Community Association (CCA), legal representatives of the liquor board and the landlord of the new bar opening on Boston Street, to be called Phatom (formerly KAMP). Certain conditions must be met for the community to agree to the transfer of the liquor license for this property, including; soundproofing and an agreement to not provide live entertainment, etc. So far, none of these changes have been made or implemented. Ben suggested we join forces with the CCA to present a united front in opposition to bar expansion and control.

Tom reviewed some suggestions for improved security offered by our neighbor Arnold Zimmerman, who runs security for a local warehouse. Additional lighting, cameras and perimeter fencing were discussed as options to be considered in the future, if necessary. The board will consider Arnold's suggestion that all units in North Shore should have grill work installed on lower windows. Terry will obtain cost estimates for this project in 2009.

The board also discussed other means of improving security including; contacting the Health Department for noise level monitoring of the Boston Street Bars on weekend nights and reminding all residents of the procedures for reporting violations directly to the Liquor Board. Security guards have been instructed to split up and patrol the community as part of their new job description.

In recognition of the three security guards efforts this past year in protecting our community, the board agreed to present each of the guards with a \$100.00 holiday bonus to be funded from the security budget.

6. **Holiday Party**- The North Shore at Canton Holiday party will be held at The Gin Mill on December 11th, starting at 6:30 PM.

There being no further business, the next meeting of the board is scheduled for December 17, 2008 at the home of Tom and Barbra Fallon at 6:30 PM.

Respectfully submitted by Sharon Slevin, Secretary