

North Shore at Canton, Inc.
Board of Directors Meeting
October 14, 2008

Minutes

The Board of Directors of North Shore at Canton, Inc. met on October 14, 2008 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Doris Krupp, Paige Davis, Sharon Slevin, Terry Reagan, Chair of Buildings and Roads and Dee Rosenberg, Chair of the Grounds Committee

1. The agenda for the September 17th annual meeting of Unit Owners was approved as the minutes of the September Board meeting..
2. Dee Rosenberg stressed the importance of enforcing the rule that no exterior changes are to be made to any unit without the board's approval..
3. **Security Issues** – Board members discussed various ways in which North Shore at Canton could be made more secure against crime and intruders. Some members noted that most of the incidents have been crimes of opportunity as a result of unlocked cars and open garage doors. Crime is everywhere and we are all responsible for keeping our property safe by observing common sense safety measures. Keeping cars locked and in garages, if possible, locking the inner door of the garage, for example, using alarm systems and keeping exterior lights on all night, every night, and a vigilant eye out for intruders and neighbors who may be at risk. Other methods for improving security were discussed as follows:
 - *Cameras* – Paige reported that he obtained two estimates for surveillance cameras to be installed on light posts at each entrance into the community. He will follow up on each of these after the community security meeting next week. There was much discussion as to the benefits and drawbacks to the installation of cameras. In addition, the option of requesting Baltimore City to provide security cameras on Boston Street was discussed.
 - *Fencing*- Board members discussed the merits of adding fencing to the west end of the community to block access from the promenade on that side. Landscaping is already in place to act as a deterrent, but has not yet filled in enough to be effective. Board members agreed to delay a decision on this until next month's board meeting.
 - *Lighting*- Sharon reported that two motion sensor security lights have been installed on the west end of the community to great effect. They are programmable and light sensitive, so that they only operate after dark. Currently, four more lights are planned for installation at the end of each row of town homes that extend perpendicularly from Boston Street.

- *Neighborhood Watch*- Dee Krupp supports an initiative to start a neighborhood watch program to enlist community members to take responsibility for the prevention of crime within our community. Now is an opportune time to get neighbors to volunteer for this simple, effective and cost-free method of protecting our property.
 - *Security Meeting*- A community meeting will be held on October 22 at 7 PM at the Anchorage Marina meeting room. A representative from Mayor Sheila Dixon's office, Councilman Jim Kraft and Major Bergeron from the Southeast Police District will attend to discuss security issues confronting North Shore at Canton. Tom will send an email to each of the city's representatives, requesting concrete solutions be presented to the community. Neighbors are encouraged to attend and get involved!
4. **Budget** – Board members reviewed and adjusted line item estimates for the 2009 budget so as not to require an increase in monthly dues for 2009.
 5. **Signage** – Dee requested and received approval for the replacement of the parking sign at the guest parking area to compliment the Greenwood Garage signs recently installed at each entrance.
 6. **Grounds** – Dee requested and received approval to include the reworking of gutters and downspouts for the waterfront side of unit block 2317 properly charged to the replacement reserve account.

There being no further business, the next meeting of the board is scheduled for November 19 , 2008 at the home of Tom and Barbra Fallon at 6:30 PM.

Respectfully submitted by Sharon Slevin, Secretary