

North Shore at Canton, Inc.
Board of Directors Meeting
June 10, 2009

Minutes

The Board of Directors of North Shore at Canton, Inc. met on June 10, 2009 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Sharon Slevin, Dee Rosenberg, Chair of the Grounds Committee and Terry Reagan, Chair of Buildings and Roads Committee. Nick German, John Pearson and Mike Hendler, residents, were also in attendance.

1. The minutes for the May 13, 2009 meeting were approved by the Board.
2. **Financial Report-** Tom Fallon reported that the budget for North Shore at Canton is on target. The owners of 2315-5 Boston Street are now current with their condominium fees. Anticipated revenues for the month of May are off by \$2700. Tom will contact Village Management to determine the reason for the shortfall.
3. **Buildings and Roads-** Hoehenstein Plumbing has been hired to repair the drainage issues in front of 2319-2 Boston Street. The brick walkway will be removed prior to excavation and then replaced by Stratus Masonry once repairs are made. All outstanding masonry repairs throughout the community will begin on July 1st. Once all repairs have been completed, the curb replacement project will begin. A flyer will be sent to alert all residents of traffic inconveniences prior to the commencement of the curb replacement job.
4. **Red Line-** Ben reported that meetings various public officials have been productive. Both Sen. Barbara Mikulski and Gov. Martin O'Malley are aware of the opposition to the current plan in the Canton Community.
5. **Live Entertainment** – Mike Hendler reported his attendance at a meeting of the Waterfront Coalition, which includes community associations in Canton and Fells Point. The purpose of the meeting was to discuss the impact of the proposed live entertainment license under consideration in the Baltimore City Council. Anyone who owns a restaurant or tavern may apply for live entertainment. The liquor board can then provide a conditional live entertainment license, in which terms and limits may be negotiated. The community has some say as to whether the license can be granted based upon the impact of noise and traffic on the community, but a minimum of 10 people must attend a liquor board hearing to protest to the issuance of the license. The next City Council hearing on the live entertainment license issue will be held on June 18th, at 5 PM at City Hall. A strong showing by community members is encouraged.

6. **Boston Street Bars-** Huckas' request for a license transfer to reflect new ownership was approved. Tom was told that if they request a Live Entertainment license, it will probably be denied. Tom reported that the Community Law Center will not assist with legal issues that arise on a pro bono basis. Board members agreed that we need to have on-going legal support to combat the noise, traffic and disruptions caused by these bars in order to protect our community. Tom and Ben will explore this possibility.
7. **Balconies-** Sharon requested clarification as to the status of the balconies as common elements in North Shore. A reading of The Declaration states that the balconies are not a common element, rather a part of each individual unit. The Declaration grants the Board the right to manage exterior aspects of the building in order to maintain a uniform appearance..
8. **Insurance Coverage and Deductibles** – Tom recently sent a letter to the community advising home owners that they will be responsible for up to \$5000 of the Condominium's Master Policy insurance deductible if the source of the casualty damage originates in his/her/their unit, effective June First in accordance with Maryland law.
9. **Pier Homes Condo Assn.** - Tom reported that he received a proposal from Ryan Humphries, President of the Pier Homes Condo Assn., to merge the two community associations into one. The Pier Homes Condo Assn. has been unwilling or unable to contribute funds to help support landscaping, snow removal and other expenditures that affect the common elements that both communities enjoy. They do contribute a small amount of funds for shared security. Board members agreed that a merger is not in the best interest of North Shore at Canton.

There being no further business, the next meeting of the board is scheduled for July 15, 2009, at the home of Tom and Barbra Fallon at 6:30 PM.

Respectfully submitted by Sharon Slevin, Secretary