

NORTH SHORE AT CANTON, INC  
BOARD OF DIRECTORS MEETING  
13 MAY 2009

MINUTES

1. Minutes from the board meeting of 15 April were not approved due to some corrections regarding landscaping.
2. Financials - Doris has been asked to take over responsibility for dealing with unit owners who are late with the condo fees.  
The pier homes have not sent in their \$750 quarterly check contributing to the cost of weekend security .
3. Tracy Clark, Stratus Masonry, who repaired the sidewalks on Boston Street walked the community grounds with Dee to identify mortar problems on our homes. He also determined that work needs to be done where the promenade bricks are sinking. At 2315-3 and 2315-8 loose mortar joints in the bricks need to be repaired. Also a 6'x6" strip of concrete at 2315-3 and cracked/loose mortar joints in pre-cast blocks on 14 units needs to be replaced. Total cost: \$3,780.00. The board approved the funds to be paid from the replacement reserves.

During the walk-thru all curbs were inspected and many were found to be damaged or have failed. It was determined that the curbs at the main entrance needed to be removed/repared properly. Total cost: \$23,600. Paige suggested we ask the pier homes to contribute 25% of the cost of these repairs (\$5900.00). Tom will send a letter to Ryan Humphrey, president of the pier homes, suggesting that the funds come from their replacement reserves. The board approved the repairs to the curbs at the main entrance with funds coming from our replacement reserve.

Brian Holden (2319-2) has water flowing from his downspouts creating mud in front of 2319-1&2. His downspouts will be extended underground (Alliance Roofing) and a plumber (W Z Hohenstein ) will repair/replace the underground drains.

NO SOLICITING signs were discussed along with CURB YOUR PET or similar signs to be placed around various entrances to North Shore. Dee will research this further.

4. North Shore is now participating in The Urban Gardening Program which allows the use of 2 hydrants for use any and/or everyday to water the gardens in the community at no cost to us. This designation was extended to us by The Maryland Cooperative Extension.

Mulch will be applied to all gardens after the Memorial Day weekend.

5. Red Line - Ben is still working hard on the Red Line issue. Paige will try to

contact Elijah Cummings and McFadden stressing our opposition to Alternative 4-C.

6. Signal Corp has repaired the balconies & ceilings in the homes that reported leakage problems. Tom has sent an e-mail to all residents asking that they report any leaks thru their balconies to him. The warranty agreement with Signal expires in March 2011. All leaks that occur after that date will be at the expense of the homeowner.

7. 2315-5 (Soo Choi Young) - No taxes or condo fees have been paid. A lawyer has been retained to recoup condo fees.

8. Bars - Pur Lounge was closed by the liquor board approximately 8 May. Tom has attempted to contact the owner and Steve Fogelman (Liquor Board Chairman) but neither has responded.

9. Live Entertainment - Stephanie Rawlings-Blake is supporting a bill to allow live entertainment as a conditional use at any bar or restaurant in the city. Jim Kraft says the establishments across the street are "lined up" to gain permission. Tom will send an e-mail to Carolyn Whitenot strongly opposing this proposal.