

North Shore at Canton, Inc.
Board of Directors Meeting
May 27, 2008

Minutes

The Board of Directors of North Shore at Canton, Inc. met on May 27, 2008 at the home of Tom and Barbara Fallon. In attendance were Tom Fallon, Ben Rosenberg, Bob Grottenthaler, Paige Davis, and Sharon Slevin. Dee Rosenberg, Chair of the Grounds Committee was also present, as were our neighbors, Shoukry Elnahal, Sherry Boyle and Julie Martin.

1. The March 26, 2008 minutes were approved.
2. **Grounds** - Dee Rosenberg reported to the board on a number of issues;
 - The wall extension around the west end of the complex has been completed with excellent results.
 - Bob Jackson Landscaping has hired a new crew supervisor who is working out well.
 - Spring cleaning and mulching are on-track and nearing completion.
 - There was a discussion among board members and neighbors regarding the placement of white pine trees at the east end of the property in front of the left side of the 2317 unit block. Tom Fallon reported to the board that he consulted with several landscaping experts about the growth potential of white pines, which can grow to be 80 -100 feet high and 20- 40 feet wide. They are also brittle and unstable in wind and drought conditions. The board decided that the white pines should be removed from all locations on the property and replaced with holly trees or similar specimens. Dee suggested the possibility of donating the white pines to Baltimore City in return for their removal from the property.
3. **Block Party** – Paige Davis suggested that the Board supply hot dogs and hamburgers for the Block Party so that there is enough food for everyone. The board agreed with this recommendation.

4. **Buildings and Roads**– Sharon Slevin reported to the board on a number of projects:

- All ground level HVAC units have been leveled and elevated on new concrete pads. A number of residents complained that their units were not functioning properly as a result of the removal and replacement of units by Chill-Craft. Most of these complaints arose from necessary routine maintenance requirements for each unit and were easily resolved. Sharon agreed to look into an adjustment on Chill-Craft's final invoice to ensure that we are not charged for the pump-ups that were part of the original estimate, but were not installed.
- Address plaques have arrived and will be installed by Ron Bowen. They will be centered above each garage in the brick masonry.
- The defective fascia boards, located under the upper gutters of all units, will be included among the latent defects to be addressed with Cignal Corp.
- Tom Fallon has enlisted the cooperation of neighbors at the interior end of each row to allow the installation of security motion sensor lighting on their property to enhance the overall security of North Shore at Canton.
- Brickwork – Sharon will contract with Tracy Clark of Stratus Masonry to repair/replace the uneven brickwork in the courtyard as a result of the drain collapse repair. He will also level sections of the promenade where swales have occurred and bricks have been broken or removed. The cost of these repairs will also be addressed with Cignal Corp.

5. **Budget Variances** – This discussion is deferred until the next board meeting.

6. **T-Bills** – Due to Provident Bank's untimely handling of the surplus replacement reserve funds that were used to purchase a six-month T-Bill, the board decided to move the funds into CD's with different financial institutions when the T-Bill matures.

7. **Promenade** –The deteriorating condition of the section of the promenade for which North Shore is responsible will be taken up with the City of Baltimore and Cignal Corp., who installed the promenade.

8. **Condominium Law** -In an opinion released on April 15, 2008, the Court of Appeals of Maryland has apparently altered the insurance responsibilities of unit owners, condominium associations and their respective insurers. The board will invite Shane Abernathy, our insurance representative with Allstate Insurance, to attend the July meeting to discuss how this new opinion will impact our unit owners' coverage.

There being no further business, the next meeting of the board is scheduled for Wednesday, June 18, 2008 at 6:30 PM at the home of Tom and Barbara Fallon.

Respectfully submitted by Sharon Slevin, Secretary