

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES **FEBRUARY 2008**

A meeting of the Harborside Condominium Trust Board of Trustees was held February 11, 2008. In attendance were Trustees Warren Hendriks, Don Nowland and Jim Walters. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

- To accept the January 2008 Trustee Meeting Minutes as written.
- To accept the January 2008 Financial Statements.

2. BUILDING D STRUCTURAL REPAIR/DRAINAGE PROJECT UPDATE

The Building D structural and drainage work is nearing completion with only a few minor items remaining in the crawlspace and some cosmetic work to be completed in Unit D2/3. The JJ Welch Company has performed very well, bringing the project to completion much sooner than expected.

Also, a total project underrun of approximately \$12,000 is anticipated. This underrun is driven by the deletion from the original engineering specifications of a concrete slab in the Building D crawlspace and the deletion of lolly column work in Unit D2/3.

3. RECYCLING

The Board reviewed various options regarding the implementation of a recycling program at Harborside. Trustee Nowland will poll homeowners regarding their interest in recycling and present the results at the March 2008 Trustee Meeting.

4. HDC REPORT

Please remember that dock usage fees are due April 1, 2008 and may be mailed to Bert Michaud, Unit D2/3. If you have questions regarding this matter, please contact Bert Michaud directly.

5. LAWSUIT MEDIATION

The January 11, 2008 Arrigo lawsuit mediation failed to produce an agreement. Resultantly, a tentative court date of March 10 is pending.

6. PARKING

The Board has approved crack filling, seal coating and line painting of the parking surface. This work will be done in early May 2008. Bert Michaud has volunteered to measure the parking area along the seawall and make a recommendation regarding the possibility of expanding the width of the parking spaces in this area. He will report to the Board of Trustees at the March 2008 meeting.

7. MARKWOOD MANAGEMENT will attend to the following:

- Obtain a final drawing of the Building D structural repair/drainage project to include alterations under the deck of Unit D2/3.
- Be certain to return original construction drawings to Ted Moore (many thanks Ted).
- Relay Harbor Landscaping's phone number to Bert Michaud.
- Clean under the deck of D2/3 and close all potential avenues for wildlife to enter this area.
- Cancel the "no parking" sign order.
- Repair the spotlight on the driveway side of Building C.
- Repair the Building A entry light.
- Have parking area cleaned of debris.
- Provide the Board of Trustees with information regarding chimney cleaning and boiler inspections, specifying what units have had these inspections completed and any recommended work completed.
- Move forward with the replacement of Unit B3 deck.
- Obtain pricing for a composite decking material on the deck surface of Unit B3.
- Remove purple cloth visible from B Building balcony.
- Respond to homeowner Moore's February 8, 2008 correspondence.

8. DEFERRED ITEMS

The following items have been deferred:

- Utility tagging.
- Exterior lighting and railing for steps to unit B1/B4. Trustee Hendriks will contact Bob Zarelli for design input, leading to pricing estimates.

9. HARBORSIDE WEBSITE

For your information the website is: www.harborsidecondos.net

User Name: owner
Password: hs08

10. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:05 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Wednesday, March 5, 2008 at 3:00 pm at the residence of Don Nowland. All Homeowners are encouraged to call in to the meeting using the following conference information:

- Please call 1-866-393-8073.
- You will be prompted to enter the meeting number *1169611*.
- If you are the first to arrive at the meeting site, you will be prompted to enter the “moderator code”. The moderator code is *1631*.

Minutes prepared and submitted by Markwood Management.