

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

SEPTEMBER 2010

The September meeting of the Harborside Condominium Trust Board of Trustees was held September 1, 2010. 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 July 2010 Trustee meeting minutes as written.
- To accept the August 2010 financial statements.

2. HDC REPORT

As Hurricane Earl approaches, the HDC has arranged for the pulling of the gangways to prevent possible damage. A final decision will be made 24 hours prior to Earl's anticipated arrival.

3. HARBORSIDE POTLUCK

Many thanks to Liz and Bert Michaud for their organizational skills in bringing the community together for a wonderful evening.

THANKS LIZ AND BERT!!

4. CONTACT INFORMATION

The Board reviewed the current policy of making available to all Harborside owners and tenants a property-wide list of names, addresses, telephone numbers and email addresses. Following a lengthy discussion, the Board has revised the current policy. Markwood Management will forward to all residents a phone number and email address authorization form, which, if signed by any owner or tenant, will authorize the Association to publish the phone numbers and email addresses of the responding resident.

5. MAINTENANCE UPDATE

This fall, the Osgood Company will be completing the following:

- D2/D3 Living Room Leak
 - o Work is complete to the deck of Unit D4 and the repairs to the exterior wall of D4 will be completed after the front windows are replaced (Unit owner expense).
- D2/D3 Dining Room Leak
 - o The Osgood Company has completed leak repairs to the front of Building D and will follow this repair with a final water testing.
- Building B/3rd Floor Deck
 - o The Osgood Company has addressed the Board's safety concerns associated with the Building B/3rd floor deck/railing. This work is completed.
- D2/D3 Deck Repairs
 - o These deck repairs and painting have been completed.
- C2 Water Test
- D1 Leak Repair
- B10 Leak Repair
- D5 Leak Repair
- HDC Electrical Upgrade to Docks

6. HARBORSIDE WEBSITE

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

User Name: owner

Password: peace (*Note change of password)

7. DEFERRED PROJECTS

The Board determined that because of current economic conditions it is appropriate to continue the deferment of the following projects: B Building roof replacement; D-1/D-2/D-3 total deck refurbishment; repair of low areas in the parking lot; seal coating and lining of parking lot; composite refurbishment of the north dock, and the addition of blue stone at the C Building entry.

8. MARKWOOD MANAGEMENT will attend to the following:

- Finalize with the Osgood Company the list of remaining maintenance/leak matters and associated pricing. Include the HDC electrical upgrades in the discussions with Osgood.
- Ensure Glover Properties repair/replacement of the D6 planters.
- Complete the redecoration of the laundry facility.
- Obtain pricing from Osgood for the installation of upgraded fire escapes on Buildings B and D.
- Provide the Board with a projected performance to budget for fiscal year 2010.
- Ensure the collection of any delinquent homeowner accounts.
- Ensure the inspection and cleaning (if necessary) of B6 bathroom vent.
- Notify all residents of possible parking interruptions the week of September 27th as crane work will be necessary to replace the window for Unit D4.
- Shop current insurance policy.
- Coordinate with Leslie deMoraes the Association payment of 50% of the dock electrical upgrades.
- Forward a statement of account to Unit B2.

9. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:10 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Monday, October 4, 2010 at 3:00 p.m. by conference call. All homeowners are encouraged to call in at 3:00 p.m. for this meeting.

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.