

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

FEBRUARY 2010

The February meeting of the Harborside Condominium Trust Board of Trustees was held February 3, 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 January 2010 Meeting Minutes as written.
- To accept the January 2010 Financial Statements.

2. HDC Report

The Board awaits Dave Haley's removal of some north dock surface boards in order to inspect the condition of the carrying joists. Trustee Nowland will inspect the condition of the joists and report to the Board at the March meeting.

3. D-1/D-2/D-3 Deck

The Board reviewed revised pricing from Sutton Contracting to aesthetically refurbish the D-1/D2/D-3 deck. The proposal included new deck surfacing, minor structural repairs and new trim work. The total price was \$27,600. Following this review, the Board agreed to table the project with instructions to Markwood Management to ensure the safety of the decking and deck structure.

4. Screens

There are a number of window screens that are being stored in the C Building boiler room. Please contact Markwood Management if you have information as to the ownership of these screens.

5. Harborside Website

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

User Name: owner

Password: lucky09

6. 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 deck refurbishment. Repair of low areas in parking lot. Seal coating and lining of parking lot. Refurbishment of north dock.

7. Furnace Filter Inspection

As a safety precaution, if your furnace is located within your residence, please be sure to inspect the furnace filters on a monthly basis.

8. Visitor Parking

There have been some recent cases where guest vehicles have been parked in the lot overnight. Detailed below, please find Section E3 of the Harborside Condominium Trust Rules & Regulations, which governs visitor parking. Please take a moment to familiarize yourself with these regulations. If you are a landlord, please forward this information to your tenant.

E3. Visitors should plan to park elsewhere unless they shall be here for only a short period of time (less than three hours, *except for one hour in the summer season*). If a visitor will be here longer, their vehicle must have a “visitor sign” with the Resident’s Unit Number printed on it displayed on the front dash, and the Resident must park his or her vehicle elsewhere (i.e., the combination of the Resident’s and the visitor’s parking cannot exceed the authorized parking spaces for that Unit). *It is permissible to ask another Unit Owner or Resident who is not using their parking space if that space may be used for a guest. If that request is approved, the “visitor sign” must reflect the requesting Owner/Resident’s Unit Number as above and the granting Owner/Resident Unit Number in parenthesis, e.g., D-4 / (D-6).*

9. Markwood Management will attend to the following:

- Schedule Porter Engineering to investigate the B-10 and D-2/D-3 water intrusions.
- Follow up with the owner of D-6 on window repairs.
- Ensure the proper functioning of the trash room light and the B/D walkway groundlight.
- Investigate when exterior painting should be scheduled for the Harborside property (following up on the last Osgood painting project some years ago).

10. Adjournment

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 3:35 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees has been changed from Wednesday, March 3rd to Thursday, March 4th, 2010 at 3:00 p.m. by conference call. All Homeowners are encouraged to call in at 3:00 pm 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.