

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES **MARCH 2008**

A meeting of the Harborside Condominium Trust Board of Trustees was held March 5, 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 February 2008 Trustee Meeting Minutes as written.
- To accept the February 2008 Financial Statements.

2. BUILDING D STRUCTURAL REPAIR/DRAINAGE PROJECT UPDATE

As of March 24th, the project is complete except for minor paint touch-up within the Michaud's residence. Markwood Management will review all invoicing to be certain the appropriate price reductions were made to reflect the specification changes regarding lolly columns and concrete floor in the crawlspace.

3. RECYCLING

Trustee Nowland presented his findings regarding support for Harborside recycling. The results indicate there is not a great deal of support for adding a recycling charge to the current budget. A few individuals will continue to recycle on their own. Markwood Management will speak with the current rubbish removal provider to discuss the possibility of recycling paper only.

4. LAWSUIT MEDIATION

The March 10, 2008 trial date has been canceled as the Plaintiffs have hired a new attorney.

5. 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.

6. ASSESSMENT PAYMENTS

Please remember the current assessment for Building D structural/drainage work began February 1, 2008 and will continue for 24 months. Please ensure that your payments are made on the first of each month.

7. PARKING

Bert Michaud has forwarded to the Board his findings and recommendations regarding the widening of the parking spaces along the seawall. Bert indicates that with the removal of one seawall parking space and the shifting of the remaining spaces to the south, all spaces can be widened to comfortably accommodate any size vehicle. The Board approved this parking modification. Bert will meet with Markwood Management and New England Seal Coating when the parking surface is relined. The Board also requested that New England Sealcoat use a product that will not track into the buildings.

8. 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).
- Move forward with the replacement of unit B3 deck using wood for the decking surface.
- Repair the trash room light.
- Have parking lot cleaned of all sand and debris. The cleaning to include flower beds. Notify owners in advance requesting vehicle removal.
- Schedule Bob Storch to meet with the Board in May.
- Ensure that the waste storage tank has been serviced.
- Be sure the Trust is receiving maximum tax benefits from interest paid on recent loans.

9. 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.

10. HARBORSIDE WEBSITE

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

User Name: owner
Password: hs08

11. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 3:50 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Wednesday, April 2, 2008 at 3:00 pm by telephone conference. 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.