

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

MARCH 2010

The March meeting of the Harborside Condominium Trust Board of Trustees was held March 4, 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 February Meeting Minutes as written.
- To accept the February 2010 Financial Statements.

2. HDC Report

Dave Haley has removed some north dock surface boards in order to inspect the condition of the carrying joists. Mr. Haley reports minor deterioration of the carrying joists in some areas. Trustees Nowland and Walters will do a condition inspection and authorize Mr. Haley to begin repairs. These repairs will include replacing approximately one-half of the surface boards.

Although in excellent condition with respect to decking, the south dock will have new flotation installed prior to its arrival at Harborside this spring in order to correct the tilting problem that existed during the last season.

3. 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.

4. Harborside Website

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

User Name: owner

Password: peace (* Note change of password)

5. 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; and complete refurbishment of north dock.

6. 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.

7. 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).*

8. Markwood Management will attend to the following:

- Obtain Building D drawings from Ted Moore. Once obtained, begin the investigatory opening of lolly column areas on the front of Building D.
- Schedule an “*inspection of condition*” with Osgood Painting for all buildings.
- Modify the monthly financial statements to include a percentage of actual expenditures on the profit & loss statement.
- **Ensure the attendance of Bob Storch at the April 6th Trustee meeting.**
- Finalize with Sutton Construction the scope and cost of the safety and cosmetic repairs for the D1/D2/D3 deck.

9. Adjournment

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 3:30 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be April 6th 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.