

HARBORSIDE CONDOMINIUM TRUST
BOARD OF TRUSTEES MEETING MINUTES
APRIL 2007

A meeting of the Harborside Condominium Trust Board of Trustees was held April 4, 2007. 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 March 2007 Trustee Meeting Minutes as written.
- To accept the March 2007 Financial Statements.

2. HDC REPORT

- HDC committee member, Jim Walters, reports that the refurbishment of the South Dock is partially complete and that both docks will be in the water mid to late May.

3. LOAN REPAYMENT

The loan from the Marblehead Savings Bank for moisture control in the Building D crawlspace has been repaid with funds from the recent homeowner assessment.

The crawlspace project is complete. The work included:

- Removal of existing wall between B9 and the crawlspace
- Installation of new wall foundation including french drain system with sump pump
- Construction of new moisture proof wall between B9 and the crawlspace
- Installation of commercial dehumidifier in crawlspace
- Reworking of crawlspace electrical service

Please note the project accounting as follows:

- Construction contract \$33,018
- Engineering \$3,500
- Legal \$1,800
- Loan interest \$795

4. ADDITIONS AND ALTERATIONS POLICY

The Board of Trustees is reviewing the revised Additions and Alterations Policy in an attempt to make it more “user friendly.” Trustee Nowland will draft a letter to cover the Additions and Alterations Policy. The policy that will be forwarded to all homeowners.

5. HARBORSIDE WEBSITE

Recent use of the Harborside website indicates some outdated information. Trustee Hendriks will work with Webmaster, Bart Jones, to update the Harborside website.

The website is: www.harborsidecondos.net

User Name: owner

Password: data07

6. DEFERRED ITEMS

The following items have been deferred:

- Utility tagging.
- Exterior lighting and railing for steps to unit B1/B4.
- Installation of Building D railing. Deferred until May/June 2007.
- Application for Harborside credit line.
- Parking line painting.

7. MARKWOOD MANAGEMENT will attend to the following:

- Coordinate with Dandreo Construction to further investigate the leak in the electric room of Building B. This should be done immediately.
- Repair and paint the wall area where the flower box has been removed from Building B.
- Forward correspondence to John and Sarah Garibotto regarding status of the Building D stairwell railing upgrade.
- Review snow removal invoices for the 2007 season and include in the May meeting package.
- Respond to homeowner Moore’s 3/7/2007 correspondence regarding chimney flues and boilers.
- Insure that the forsythia abutting the upper driveway are pruned back to the property line this spring.

8. ADJOURNMENT

The next meeting of the Harborside Condominium Trust Board of Trustees will be held on May 2, 2007 at 3:00 pm at the residence of Trustee Warren Hendricks.. 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*.

Minutes prepared and submitted by Markwood Management.