

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

APRIL 2010

The April meeting of the Harborside Condominium Trust Board of Trustees was held April 6, 2010. In attendance were Trustees Don Nowland and Jim Walters. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

- To accept the March meeting minutes as written.
- To accept the March 2010 financial statements.

2. HDC REPORT

- Updated HDC Rules & Regulations (March 24, 2010) are available for your review on the Harborside website. (Please note No. 4 below).
- The north dock was inspected by Trustees Nowland and Walters, resulting in an authorization for Dave Haley to begin the replacement of approximately ½ of the surface decking.
- Homeowner Bob Alves was in attendance at the meeting and suggested that the HDC make a decision as to using pressure treated decking for this project or non-pressure treated wood. It was noted the HDC had made the decision to use non-pressure treated wood.

3. LANDSCAPING

Bob Storch (Harbor Landscaping) attended the Trustee meeting in order to solidify his proposed plans for the 2010 landscaping season. Bob's primary recommendation is to continue to stabilize perennial plantings at Harborside. Bob will forward a design and pricing details to Markwood Management. Bob Storch also requested that all homeowner suggestions or requests for changes or additional projects go directly to Markwood Management as he is not able to authorize any changes to the Board's landscaping decisions.

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 total deck refurbishment; repair of low areas in parking lot; seal coating and lining of parking lot; and composite refurbishment of the 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

As warm weather approaches, parking will once again tighten up at Harborside. In anticipation of a busy season, please take a moment to familiarize yourself with Section E3 (below) regarding visitor parking on the Harborside property. 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:

- Permanently remove the window screens being stored in the C building boiler room.
- Modify the monthly financial statements to include a percentage of actual expenditures on the profit & loss statement.
- Move forward with minor deck repairs and cosmetic touch-up to the D-1/D-2/D-3 deck.
- Obtain for Board review a proposal from Osgood Painting with recommendations for a revolving painting schedule with the objective of having this year's painting completed by May 15th.
- Ensure the placement of parking placards in the vehicles owned by the tenants in C-3 and B-8.
- Schedule with Trustee Nowland and Porter Engineering a final inspection of the leak issues involving D-1/D-2 and B-10 ensuring that Porter Engineering supply contractors at the meeting to begin the removal of lolly column trim.
- Store sand barrel and sand buckets.
- Paint parking bumpers located directly behind C building.
- Notify the Trustees as to when the vote for Trustee will take place.

9. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 3:45 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Wednesday, May 5, 2010 at 3:00 p.m. at the residence of Don Nowland. If you are unable to attend this meeting, you are encouraged to call in at 3:00 p.m.

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.