

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES **MAY 2008**

A meeting of the Harborside Condominium Trust Board of Trustees was held May 1, 2008. In attendance were Trustees Warren Hendriks, Don Nowland and Jim Walters. A quorum was present.

Our condolences to the Erbetta family: Ron Erbetta, a long-standing Harborside resident and friend to many of us, recently passed away. He truly will be missed.

1. MOTIONS

The following motions were approved unanimously:

- To accept the April 2008 Trustee Meeting Minutes as written.
- To accept the April 2008 Financial Statements.

2. MAINTENANCE ITEMS

The Board will review pricing for the following maintenance items:

- Replacement of underground wiring for sewage tank injector pumps.
- Painting of the south side of Building A.
- Refurbishment of brick walkway leading to Units B1/B4.
- Once these estimates are known, the Trustees will decide whether to apply any of the D Bldg project under-run to defray any of these costs. Then, the remaining under-run reserve will be used to pay down the principal to the project loan.

3. RECYCLING

Three homeowners have responded to a request for involvement in a pilot recycling project involving the recycling of paper only. Markwood Management will contact these interested parties regarding scheduling and protocol.

4. EMAIL ADDRESS

In an effort to update the Harborside resident email list, please forward your current email address to markwoodmgt@hotmail.com.

5. ANNUAL MEETING

The 2008 Annual Meeting of the Harborside Condominium Trust will be held August 5, 2008 at 6:00 pm at the Boston Yacht Club. A formal notification and meeting packet will be posted to all Harborside residents no later July 15, 2008.

6. MARKWOOD MANAGEMENT will attend to the following:

- Discuss a plan with General Environmental to combat the carpenter ant situation on the property.
- Be certain to return original D Building construction drawings to Ted Moore (Many thanks, Ted).
- Obtain proposal from Harbor Landscaping for this year's beautification and landscaping projects.
- Sign off on the final approval for the Building D structural project.
- Forward the approved alteration form for A1/A2 to homeowner J. McKeon.
- Install new flags.
- Remove old anchor from property.
- Have cleaning company wash all common windows and clean interior of light fixtures monthly.
- Ensure Markwood Mgmt has a current set of keys for all units.

7. 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.

8. HARBORSIDE WEBSITE

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

User Name: owner
Password: hs08

9. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:00 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Wednesday, June 4, 2008 at 3:00 pm at the residence of Don Nowland. 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.