

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

MAY 2010

The May meeting of the Harborside Condominium Trust Board of Trustees was held May 5, 2010. In attendance were Trustees Don Nowland, Jim Walters and Warren Hendriks. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

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

2. HOMEOWNER QUESTIONS/CONCERNS

- Bert and Liz Michaud expressed their concerns regarding the ongoing leaks into their residence as well as the need to refurbish the D1/D2/D3 deck.
 - Leaks – The Board assured Bert and Liz that the leak repairs are of the highest priority. The Board scheduled a meeting with Patrick Osgood on Saturday, May 8th to obtain a 3rd opinion as to the cause and repair of the water intrusion. The Board is committed to beginning the repair work Monday, May 10th with a follow-up Board conference call on May 14th to ensure that resolution has either occurred or is scheduled for the very near future.
 - D1/D2/D3 Deck – Bert and Liz questioned whether it is better to spend money on deck repairs now, knowing the entire structure will need replacing within 3 – 5 years. They suggested the possibility of them paying for complete replacement now and being reimbursed at some future date by the Harborside Condominium Trust. Following a detailed discussion of their offer, the Board agreed unanimously not to set a precedent of future reimbursements to homeowners and agreed unanimously to repair any current safety issues (railing, deck boards and replace one support post).
- Ron deMoraes and Jim Walters requested authorization to replace, at their expense, the C8 and C6/C7 decking surfaces with a gray composite material. Both requests were approved.

3. JEANNE MCKEON

The Board of Trustees and all attending homeowners saluted Jeanne's contribution of time and energy spent on designing and planting the area along the driveway, specifically, the large planting bed behind Building C. The transformation has been wonderful to watch and the results have made entering the Harborside property a visual delight.

THANK YOU JEANNE!!!

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 the parking lot; seal coating and lining of parking lot; composite refurbishment of the north dock and the addition of blue stone at the C Building entry.

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 Memorial Day approaches, parking will once again tighten up at Harborside. In anticipation of a busy season, please take a moment to familiarize yourself with Rules and Regulations, 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. ANNUAL MEETING

The 2010 Annual meeting of the Harborside Condominium Trust will be held August 3, 2010 at 6:00 p.m. at the Boston Yacht Club. All homeowners will receive an informational meeting packet in advance.

In early June, you will also be receiving a request for nominations for the one open Trustee position carrying a 3-year term. In early July, once all nominations are in, you will receive a Trustee vote ballot.

9. MARKWOOD MANAGEMENT will attend to the following:

- Have all common area hallway carpeting cleaned
- Schedule the opening of the ceiling of B6 in an effort to finalize leak repairs
- Repair water damage to the living room ceiling of C8
- Move forward immediately with the inspection of carbon monoxide leaks in the B Building boiler room and units B6 and B8 forwarding information to the Board as soon as possible.
- Turn on the spigot on the rear of Building C.
- Ensure the painting of parking bumpers located directly behind Building C.
- Discuss visitor parking with the B8 tenant
- Check the 2010 snow removal payments for overpayment

10. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:30 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held May 26, 2010 at 3:00 p.m. at the residence of Jim Walters. 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.