

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

June 2009

A meeting of the Harborside Condominium Trust Board of Trustees was held June 3, 2009. In attendance were Trustees Warren Hendriks, Don Nowland and Jim Walters. A quorum was present.

Also in attendance were homeowners Helen Coolidge, Leslie & Ron DeMoraes, Liz & Bert Michaud, Sally & Roger Plauche and Nancy Segee.

1. MOTIONS

The following motions were approved unanimously:

- To accept the May 2009 Trustee Meeting Minutes as written.
- To accept the May 2009 Financial Statements.

2. HDC

The Board reviewed protocol surrounding dock usage by homeowners who are not in residence (renting their unit). Current language in the HDC rules indicate that a unit owner must be in residence to utilize their dock privileges. Trustee Walters will draft an amendment to the HDC rules indicating that a unit owner will be granted a one year grace period in which they may maintain their dock privileges, yet not be in residence. Any unit owners taking advantage of this grace period must also understand that they may not park on the property unless their tenant has less vehicles than the number of designated parking spaces for that unit.

3. EMAIL ADDRESS

If you are not receiving Harborside notices by email, please forward your current email address to markwoodmgt@hotmail.com.

4. HARBORSIDE WEBSITE

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

User Name: owner
Password: lucky09

In an effort to streamline communication with Harborside residents and to lower mailing postage expenses, the Board has approved more use of the website designed by Bart Jones. Markwood Management and Bart Jones update the website information monthly.

5. FOUR GREGORY STREET EASEMENT

The Board continues to review the terms and conditions of the Four Gregory Street Easement.

6. 2009 DEFERRED PROJECTS

Deferred projects – D1, D2/D3 deck refurbishment. Repair of low areas in parking lot. Building B roof replacement. Seal coating and lining of parking lot.

7. DRYER VENT CLEANING

Markwood Management will obtain pricing for the cleaning of all dryer vents at Harborside Condominium.

8. LANDSCAPING

The Board of Trustees and attending homeowners praised the beautification efforts recently made by Jean McKeon. Thank you Jean.

The Board reviewed this years landscaping strategy. Bob Storch will continue to plant a combination of annuals and perennials concentrating this year's effort on the planter in front of the B Building.

9. 2009 ANNUAL MEETING

The 2009 Annual Meeting is scheduled to be held August 4th at 6:00 pm at the Boston Yacht Club. Markwood Management will prepare the Annual Meeting packet for review by the Board of Trustees at the July meeting. Trustee Nowland will make the meeting reservation at the BYC.

10. LOAN PAYOFF

The Board is pleased to announce that the Building D structural remediation/drainage project was completed under budget. The result for all Harborside homeowners will be a smaller assessment than originally anticipated. Homeowners paying monthly can anticipate a last payment in the late fall, prepaid homeowners will be refunded monies plus interest based on loss of use of their money.

A formal notification will be forwarded to all homeowners once the loan is paid off in late August or early September 2009.

11. MARKWOOD MANAGEMENT will attend to the following:

- Investigate rotted wood left of entry door to unit C2.
- Repair fence at building C.
- Replace railroad ties in front of building C.
- Paint deck railings for unit C8.
- Work with Ron DeMoraes to change the logo and order new Harboside flags.
- Repair gutters at building C entry.
- Prep and paint B7 deck.
- Install new lighting on corner of building B and the brick wall of building C.
- Forward letter to homeowner J. Phenix regarding the tenant's right to barbeque.
- Repair deck surface for Unit B7 (paint chips).
- Repair the awning at the front of unit B9.
- Work with webmaster, Bart Jones, to finalize appendices A & B.
- Continue resolution of the C6/C7 heating systems issue.

- Ensure that the planter in the southeast corner of the parking lot is moved into the parking area approximately one foot.
- Investigate the possibility of a new cleaning company.
- Ensure all homeowners are current in both condominium fees and assessment payments.
- Finish touch up painting, and remove lumber and ladders.
- Clean out building A storage area.
- Treat the buildings C & D for carpenter ants and carpenter bees.
- Forward a letter to homeowner McKeon regarding the Boards granting of a one year grace period for dock privileges and also explaining the parking situation.

12. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:15 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held **July 8, 2009, at 3:00 pm** at the residence of Trustee Jim Walters. All Homeowners are encouraged to join the Board at 3:00 pm for this meeting. If you are unable to attend in person, you may call in by following the below referenced 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.