

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

JULY 2006

A meeting of the Harborside Condominium Trust Board of Trustees was held July 5, 2006. In attendance were Trustees Liz Michaud, Don Nowland and Jim Walters. A quorum was present.

1. GUEST PRESENTATIONS

- Roger Plauche expressed continued concerns regarding lack of safety fencing at the rear of 4 Gregory Street. The Board explained that it has contacted the owner of 4 Gregory Street on two occasions expressing this safety concern and has not had a reply.

2. MOTIONS

The following motions were approved unanimously:

- To accept the minutes of the June 2006 Trustee Meeting as written.
- To accept the June financial statements.

3. HDC REPORT

Trustee Walters, who also sits on the HDC Board, will forward to Markwood Management a narrative regarding the recent HDC decision on how homeowners will communicate with the HDC, i.e., through Markwood Management or directly to Dock Committee members.

4. CARBON MONOXIDE DETECTION

All Harborside homeowners have received notice from Markwood Management that in accordance with state law, they must install carbon monoxide detectors in their residences no later than March 31, 2006. Please remember to contact Markwood Management once you have complied with this requirement.

5. BUILDING D STRUCTURAL REPAIRS

The Board noted that all site work for the Building D structural repair project has been completed and that the Board is waiting for a contract to be signed by Bergman Engineering. Trustee Nowland will update this situation at the 2006 Annual Meeting.

6. 2006 ANNUAL MEETING

The 2006 Annual Meeting of the Harborside Condominium Trust will be held August 1 at 6:00 pm at the Boston Yacht Club.

7. COMMITTEES

Bert Michaud has volunteered to Chair a Harborside Safety Committee (HSC). This committee will address such items as lighting, fire detection, infrastructure defects, ingress, egress, waterfront safety and weather related conditions, etc., at the Harborside property. This is an extremely important committee and the Board is seeking volunteers to step forth to assist Bert in this endeavor. If you have interest in a membership position, please contact Markwood Management at your earliest conveniences.

8. 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”.

9. MARKWOOD MANAGEMENT was instructed to attend to the following:

- Obtain a second price for a new roof on building C.
- Obtain code information regarding the railing system in building D hallway.
- Forward the Fitrych appraisal results to Trustee Nowland, being sure to include the current Master Policy coverage amount.
- Mail the 2006 Annual Meeting package to all homeowners no later than July 15.
- Follow up on building D hallway light fixtures (4-6 week delivery).
- Work with Bert Michaud to install new mats outside buildings B & D entries.
- Discuss with the owners of B8 roof access by their tenants.
- Revise the recently approved Maintenance Resolution limiting the restrictions regarding relative humidity within the units.
- Set up an Executive meeting of the Board of Trustees to include Attorney Diane Swieczynski. This meeting will be set for Wednesday, July 26 at 1:00.
- Forward to Board, the Osgood Painting proposal for the front of building A.
- Have the rusting nail heads on the side of building C repaired.
- Discuss seagull situation with the owner of D5.
- Rewire the hallway lights outside of units D4 and D5.
- Have ServPro inspect all crawl spaces for mold and issue a report.
- Schedule fireplace cleanings.
- Schedule main drain cleaning.
- Investigate the function of the weep holes in the parking lot planter on the side of building C.

10. HARBORSIDE WEBSITE

Please remember that the Harborside website is available to you at your convenience. Bart Jones has developed a wonderful location for homeowners to easily visit and keep current with on going information at the Harborside property.

The website is www.harborsidecondos.net

User Name: owner

Password: data2006

11. ADJOURNMENT

The next meeting of the Harborside Condominium Trust Board of Trustees will be held August 2, 2006 at 3:00 pm at the residence of Trustee Don Nowland, Unit D4. 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.