

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

JULY 2010

The July meeting of the Harborside Condominium Trust Board of Trustees was held July 7, 2010. In attendance were Trustees Warren Hendriks, Don Nowland and Jim Walters. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

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

2. HDC REPORT

Leslie deMoraes is preparing a detailed HDC financial update, which will be forwarded to Markwood Management for inclusion in the 2010 Annual Meeting Informational Packet.

Many thanks, Leslie!!

3. MAINTENANCE

The Osgood Company will soon be finishing both leak and safety matters as follows:

- D-2/D-3 Living Room Leak-
 - o Work is complete to the deck of Unit D-4 and the repairs to the exterior wall of D-4 will be completed after the front windows are replaced (unit owner expense.).
- D-2/D-3 Dining Room Leak-
 - o The Osgood Company completed water testing on the front of Building D. It was determined that the source of the dining room leak in D-2/D-3 is around the deck/front wall of Unit D-5 and /or D-6. Work has begun and necessary repairs will be complete by August 1, 2010.

The Osgood Company has been alerted and is sensitive to the current tenant situation in Unit D-5.

- Building B/Third Floor Deck -
 - o The Osgood Company has addressed the Board's safety concerns associated with the Building B, third floor deck/railing with only minor painting remaining. The touch-up painting will be completed during the month of August.

Joanne Woodman, Unit B-5, has applied for permission to install a bump-out to the balcony. Joanne is on the Historic Commission's agenda and will report to the Board as to the Commission's decision.

Osgood Painting will forward to the Board a statement of "current condition" regarding the safety/structural conditions surrounding Joanne's request.

- D-2/D-3 Deck Repairs –
 - o These deck repairs have been completed and await final painting during the month of August.
- B-10 Leak -
 - o Following completion of the above noted items, the Osgood Company will investigate and repair the leak into the living room ceiling of Unit B-10.

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. ANNUAL MEETING

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

7. MARKWOOD MANAGEMENT will attend to the following:

- Finalize with Osgood, the list of remaining small maintenance items and associated pricing.
- Ensure the scheduling of the C-2 water testing by Sontz Roofing.
- Manage the pruning of the pine tree abutting the C Building main entrance. This work will be coordinated with Barry Archung and paid for by the Walters.
- Add the repair/painting of A-3 railings to the Osgood list.
- Repair old ceiling damage and minor window leak in Unit A-1/A-2.
- Forward to Board "Draft 1" of the Annual Meeting packet and a list of suggested Annual Meeting handouts.
- At homeowner Woodman's request, ensure discussion of FIOS at the August 3rd Annual Meeting.
- Mail the letter and ballot for new Trustee voting.
- Complete the installation of a second vent in the B Building boiler room door.
- Ensure Glover Properties repair of the D-6 planters.
- Add shelving to the laundry room walls and ensure the proper cleaning of the area.

8. ADJOURNMENT

There being no further business of **the Harborside** Condominium Trust Board of Trustees, the meeting adjourned at 4:05 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees is the Annual Meeting to be held on August 3, 2010 at 6:00 p.m. at The Boston Yacht Club.

Minutes prepared and submitted by Markwood Management.