

HARBORSIDE CONDOMINIUM TRUST
BOARD OF TRUSTEES MEETING MINUTES
August 2007

A meeting of the Harborside Condominium Trust Board of Trustees was held August 1, 2007. In attendance were Trustees Don Nowland and Jim Walters. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

- To accept the July 2007 Trustee Meeting Minutes as written.
- To accept the July 2007 Financial Statements.

2. HDC REPORT

HDC member Jim Walters reports that an open meeting of the HDC will be held for all interested homeowners on Saturday, August 25th at 10:00am at the residence of Bert and Liz Michaud. The purpose of this meeting is to discuss the recently revised fee structure for the docks. Jim also reports that the dock floats have been adjusted and the electric upgrades have begun, although a portion of them will be deferred until 2008.

3. BUILDING D STRUCTURAL REPAIRS

Bergman & Associates continues to prepare a request for proposal (RFP) to include I-Beam replacement, lolly column repairs/replacement and building B/D Building drainage work. It is anticipated that the RFP will be completed by August 15, 2007 for Board review.

4. ROOF REPLACEMENT AND REPAIR LOAN

The Special Assessment for the replacement of the Building C roof and other roof repairs began July 1, and will continue through September 1. As you have been notified, this Assessment is payable in three equal installments on the first day of July, August and September.

In an effort to keep interest expense on this loan at a minimum, please make your monthly payments on time, allowing the Board to repay the loan during the first week in September 2007.

5. **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.” Trustee Nowland will draft a letter to cover the Additions and Alterations Policy. The policy that will be forwarded to all homeowners.

6. **HARBORSIDE WEBSITE**

Recent use of the Harborside website indicates some outdated information. Trustee Hendriks will work with Webmaster, Bart Jones, to update the Harborside website.

The website is: www.harborsidecondos.net

User Name: owner

Password: data07

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.
- Parking line painting.

8. **MARKWOOD MANAGEMENT will attend to the following:**

- Building B hallway painting; walls, ceilings and trim.
- Replacement of Building B entry door and door closer.
- Obtain a request from unit owners that have placed unapproved art in the common hallways.
- Obtain new time clock pricing for Building B lighting.
- Contact two homeowners delinquent in the first roof assessment payment indicating that the accounts are accruing late charges and interest.
- Power wash the trash room floor.
- Complete the painting of Building D stairwell railing system.
- Supply electricity to the recently installed exterior light fixture at the rear of Building B.
- Return Building D drawings to Ted Moore.
- Complete remedial drainage work at entry to property.

11. ADJOURNMENT

The next meeting of the Harborside Condominium Trust Board of Trustees will be held September 5, 2007 at 3:00 pm at the residence of Jim Walters. 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.