

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

July 28, 2008

A meeting of the Harborside Condominium Trust Board of Trustees was held July 28, 2008. In attendance were Trustees Don Nowland and Jim Walters. A quorum was present.

1. MOTIONS

The following motions were approved unanimously:

- 1 To accept the July 2, 2008 Trustee Meeting Minutes as amended below:
 - o Part 1, bullet 2, last paragraph "The Board agreed that if accompanied by an adult, a child could be on the docks without a life preserver for purposes of swimming, etc." is deleted and replaced by "The Board's position remains consistent with the Harborside Rules and Regulations that all children under 12 must wear a life preserver while on the gangways/docks and must be accompanied by an adult. If a child is accompanied by an adult and is not wearing a life preserver they do so at their own risk and responsibility.
- 2 To accept the July 2008 Financial Statements.

2. EMAIL ADDRESS

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

3. LAWSUIT UPDATE

A trial date of August 6, 2008 has been set in Arrigo vs Harborside Trust.

4. HARBORSIDE WEBSITE

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

User Name: owner
Password: hs08

In an effort to streamline communication with Harborside residents and to lower mailing postage expenses, the Board is considering more use of the website designed by Bart Jones.

5. FOUNDATIONS

The engineering firm of Bergman and Associates has been asked to inspect Buildings A,B and C for foundations/crawlspace conditions and structural recommendations.

6. UPCOMING MAINTENANCE ITEMS

The following maintenance items will be addressed during the 2008 fiscal year:

- 1 Unit C2 leak – At Nancy Segee’s request, this work will be scheduled the second and third week of September. Maintenance and repair funds will be used for this project.
- 2 Replacement of B Building roof – This work will be done during the month of September and will be paid from reserves.
- 3 Repair of C5 entry walkway – This work will be scheduled as soon as funds become available.
- 4 Replacement of D2/3 deck – This project has been deferred until early spring 2009.
- 5 Building C landscaping – This project has been deferred and will be revisited in 2009. Meanwhile, Harbor Landscaping will clean up and prune this area.

7. UTILITY TAGGING

In an effort to better identify each unit’s water supply, hot water tanks, boilers and electrical meters, Bert Michaud has volunteered to provide the Board with a draft list of utility location and ownership. The Board will then provide contractor support in an attempt to identify the remaining, unlabeled utilities.

8. MARKWOOD MANAGEMENT will attend to the following:

- 1 Insure that the lawsuit update for the Annual Meeting is current.
- 2 Contact Bill Kelly in an effort to obtain the Army Corp of Engineer relating to Harborside wharfs.
- 3 Assist Bart Jones with website update.
- 4 Obtain Trustees signatures for A1/A2 insulation request.
- 5 Notify the Board the reason for landscaping overages.
- 6 Remove old plank from property and store signage.
- 7 Inspect Building A crawlspace.
- 8 Relocate the water spigot shutoff currently located in the storage space for C4.
- 9 Insure the repair of faulty smoke detectors in D Building hallway and in C2 garage.

9. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 11:50 am.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held Wednesday, September 3, 2008 at 3:00 pm at the residence of Jim Walters (C6/C7). All Homeowners are encouraged to call in to the meeting using the following conference information:

- 1 Please call 1-866-393-8073.
- 2 You will be prompted to enter the meeting number *1169611*.
- 3 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.