

HARBORSIDE CONDOMINIUM TRUST
BOARD OF TRUSTEES MEETING MINUTES
September 2007

A meeting of the Harborside Condominium Trust Board of Trustees was held September 6, 2007. In attendance was Trustee Warren Hendriks.

1. MOTIONS

The following motions were approved:

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

2. BUILDING D STRUCTURAL REPAIRS

Bergman & Associates has presented for Board review a request for proposal (RFP) to include I-Beam replacement, lolly column repairs/replacement and building B/D Building drainage work. The Board has authorized Bergman & Associates to proceed with the bidding process. It is anticipated that this will be received no later than October 15, 2007 for Board review.

3. ROOF REPLACEMENT AND REPAIR LOAN

The last payment of the Special Assessment for the replacement of the Building C roof and other roof repairs was due September 1. If you have not made your final assessment payment, please do so immediately as the Board is trying to keep interest expense on this loan at a minimum and repay the loan no later than September 15th.

4. 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.

5. HARBORSIDE WEBSITE

Webmaster, Bart Jones has been working with Trustee Don Nowland to update the Harborside website. The website is: www.harborsidecondos.net

User Name: owner
Password: data07

6. 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.
- Replacement of B-3 deck.

7. GAS LEAK INSPECTION

Bartlett and Steadman recently inspected all buildings for potential gas leaks and any other potential problems with your gas service. All buildings checked out perfectly, however, it was noted that someone was storing flammable liquids within two inches of the boilers in building A. These flammable liquids have been removed. Please remember there is no storage allowed in any of the boiler rooms.

8. TABLED ITEMS

The following items were tabled for discussion at the October 2007 Trustee Meeting:

- Parking reconfiguration, new parking stickers and new guest placards.
- The use of composite deck surfacing when decks are rebuilt.

9. MARKWOOD MANAGEMENT will attend to the following:

- Forward dock insurance particulars to Trustee Jim Walters.
- Continue to obtain homeowners requests from any homeowner who has unauthorized items such as artwork in the common areas.
- Reconfigure the drainage at the entry to the property and replace a small area of hot top to the entry of the South dock.

10. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:00 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held October 3, 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.