

July 22 2014

All,

Attached is an expanded Agenda for the Annual Meeting this afternoon.

I put this together as I was going over the plan for the meeting and thought it might be helpful for all of you. I will have copies at the meeting.

I look forward to your participation

Jon

Harborside Condominium Trust Annual Meeting July 22, 2015

- Approval of Minutes from 2013 Annual Meeting
- Trustee Election
- 2014 Financial Status Report and Special Condominium Fee—
Comments on current situation
 - – Presentation of Financial Status Report
 - – Discussion of Special Condominium Fee

July 21 2014

Hello all,

We are going to hold an insurance workshop on Tuesday, July 29th at 4pm EDT in my condominium, C8. The purpose of the workshop is to exchange information and ideas regarding the claims we will be filing with our insurance companies for the losses associated with the B Building fire. Please make sure you have your policy and declarations

page that were in effect on the date of the fire, October 26, 2013. If you don't have a copy of the policy and declaration page, you can contact your insurance broker or insurance company, and they can email you that information. For those who are out of town, and who might be interested in joining us via phone line, please let me know and I'll arrange a conference call for that time.

Please let me know if you will be joining us.

Thank you, Leslie de Moraes

July 21 2014

Trash Room

It has come to our attention that residents need to be reminded of the Trash and Recycling Procedures for Harborside:

Trash : From the HCT Rules and Regulations :

B10. No accumulation of garbage, refuse, rubbish, debris, or unsightly material shall be permitted in Common Areas and Facilities. All garbage, refuse and trash shall be placed in designated trash containers within the designated Trash Disposal Room. Trash shall not be left on the floor or against the walls of the trash room. The disposal of large articles is the responsibility of the Residents and shall not be left in the Trash Room or elsewhere in the Common Areas and Facilities. The Trustees may further direct that all such trash be separated and placed in specific containers for the purpose of recycling.

The Recycling Procedures are attached.

[Recycling Procedures](#)

Failure to follow the above noted rules and regulations is an invitation to rodents. Please help us keep the property clean by adhering to these procedures. In addition, please allow this email to be a reminder to lock the trash room door when leaving. This will also help prevent rodents and raccoons from entering the trash area.

Thank you for your cooperation.

Sincerely, Kimberly Lord, Lesley Management, Inc.

July 18 2014

Please be advised Harbor Landscaping will be on site, Monday, July 21, 2014 and will be trimming the shrubs along the driveway. Please refrain from parking on the hill between the hours of 8AM & 10AM to allow access to shrubbery. Thank you for your cooperation.

Sincerely, Kimberly Lord, Lesley Management, Inc.

July 17 2014

The door to Building B Mechanical Room now has a combination lock. Please contact Lesley Management, Inc. if you are going to need access to this mechanical room. Thank you.

Sincerely, Kimberly Lord, Lesley Management, Inc.

July 16 2014

Dear Unit owner,

The Harborside Condominium Trust Annual Meeting of Unit Owners is scheduled for Tuesday, July 22, 2014 at 6:00 PM at the residence of Bert & Liz Michaud, 24 Lee Street, Unit D2/D3. Attached please find the Agenda, Proxy Form, and Meeting Package. If you are unable to attend this very important meeting, please fill out and sign the attached proxy form naming individual to attend meeting in your absence.

Sincerely, Kimberly Lord, Lesley Management, Inc. Property Management Services

[Annual Meeting Agenda Proxy Meeting Package 7.22.14](#)

July 15 2014

Hello everyone,

We are trying to get a head count for those who will be attending the annual meeting in person, and those who will be attending by phone.

As you know, Bert and Liz Michaud have graciously offered their unit for the meeting, and we need to determine chairs and seating. So, please let me know if you will be there in person, over the phone, or not at all.

For those who will be attending by phone, the Trustees have successfully tested a new speaker/microphone system and teleconferencing service. Hopefully, this will help to eliminate much of the frustration many of us have experienced before. The teleconferencing system is a little different than what we have used in the past. You will be receiving a "Conference Invitation" from Lesley Management. On this email invitation will be details of the "conference" including date, start time, end time, the dial-in number, the access code, and any comments that are attached. There are also two ways to RSVP to the conference; via email or the web.

There are a couple of things to be very aware of with this new service... for the start time, please make sure you look at the time zone after the time listed. For example, for most monthly Trustee Meetings, it might say "03:00 PM Eastern Daylight Time". But if you are on the west coast, it might say "12:00 PM Pacific Daylight Time". Just be aware of the time zone. Also, the dial-in number and access code are unique for each meeting. They will change for each meeting, so you must use the invitation's dial-in number and corresponding code for that particular meeting. Listen carefully to the prompts because the star sign (*) is required for many inputs.

Lastly, there are times when meetings are rescheduled. If Lesley Management has sent out an invitation for a meeting, but then needs to cancel and reschedule, you will receive a cancellation notice in an email, and a second email with the new time and/or date.

I know there are a few things to get adjusted to with this new system,

but I'm fairly certain everyone will really like it.

Again, please let us know if and how you'll be attending the meeting. If you have any questions, don't hesitate to let me know.

Thanks,

Leslie

Thursday July 10 2014

A REMINDER:

Hello All,

Marblehead Historian, Bob Booth, who researched the history of Harborside has graciously agreed to come meet with us and talk to us about the very special history of our homes. We are planning a "Bring your own meal, chair, and libation" gathering in the parking lot at 6pm on Sunday, July 13. Hopefully, everyone will attend because Harborside has a very unique place in Marblehead's history.

Thanks,

Leslie and Ron

Saturday July 5 2014

From the BYC: Marblehead Fireworks CANCELED

We have just been informed by our fireworks provider that due to unsafe sea conditions on Saturday morning the captain of the tug boat has decided that it will not be possible to move the fireworks barge to Marblehead harbor and load the fireworks safely. Unfortunately, this means that despite our best efforts and in stark contrast with the beautiful weather forecast for the rest of the day, the Marblehead Fireworks are CANCELED this year.

However, we will proceed with the traditional Marblehead Harbor Illumination at 8:45 PM on Saturday, July 5th, since all the flares have already been distributed and we invite you to enjoy a beautiful evening on your boat, at your yacht club, or in one of the many parks in Marblehead, as you watch the beautiful ring of fire around the harbor.

Friday July 4 2014

Hello All, Marblehead Historian, Bob Booth, who researched the history of Harborside has graciously agreed to come meet with us and talk to us about the very special history of our homes. We are planning a “Bring your own meal, chair, and libation” gathering in the parking lot at 6pm on Sunday, July 13. Hopefully, everyone will attend because Harborside has a very unique place in Marblehead’s history.

Thanks, Leslie and Ron

Thursday July 3 2014

Hurricane Arthur Right now it looks like the worst will be Friday night into Saturday. Please take care of your boats and belongings on the Harborside Docks.

Thanks... Ron (for the HDC)

Massachusetts Bay And Ipswich Bay-

This Afternoon

Se winds 10 to 15 kt. Seas around 3 ft. Patchy fog. A chance of showers and tstms. Some tstms may produce gusty winds...small hail and heavy rainfall.

Tonight

S winds 5 to 10 kt. Seas around 3 ft. Areas of fog. A chance of showers. A chance of tstms in the evening. Some tstms may produce gusty winds...small hail and heavy rainfall in the evening. Vsby 1 nm or less.

Fri

SW winds 5 to 10 kt. Seas around 3 ft. Areas of fog. Showers and tstms. Some tstms may produce heavy rainfall. Vsby 1 nm or less... increasing to 1 to 3 nm in the afternoon.

Fri Night

Tropical storm conditions possible. NW winds 10 to 15 kt with gusts up to 20 kt...becoming N 20 to 25 kt with gusts up to 30 kt after midnight. Seas around 2 ft...building to 4 ft after midnight. Showers and tstms in the evening...then showers likely after midnight. Some tstms may produce heavy rainfall in the evening. Vsby 1 to 3 nm.

Sat

N winds 15 to 20 kt with gusts up to 25 kt...becoming NW around 10 kt in the afternoon. Seas around 4 ft. A chance of showers in the morning.

Sat Night

W winds 5 to 10 kt. Seas around 3 ft in the evening...then 1 foot or less.

Sun

SW winds 5 to 10 kt. Seas 2 to 3 ft.

Sun Night

SW winds 10 to 15 kt. Seas 2 to 3 ft.

Mon

SW winds 10 to 15 kt. Seas around 3 ft.

Mon Night

SW winds 10 to 15 kt. Seas 2 to 3 ft. A chance of showers. Winds and seas higher in and near tstms. Seas are reported as significant wave height...which is the average of the highest third of the waves. Individual wave heights may be more than twice the significant wave height.

Wednesday July 2 2014

Dear All

Please allow this email to be a reminder; the attached Parking Policy is in effect. Parking is at the utmost concern at this time.

Because, there will be a surplus of vehicles in the lot due to the reconstruction of Building B, painting services on all buildings, and routine maintenance needs of the Association, your cooperation is anticipated. These rules need to be followed to guarantee the continuation of the Reconstruction projects and to ensure the safety of all.

Please contact management with any questions or concerns.

Sincerely,

Kimberly Lord, Lesley Management, Inc. Property Management Services

[Parking_Rules_During_B_Bldg_Reconstruction](#)