

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

February 24, 2016

A February meeting of the Harborside Condominium Trust Board of Trustees (BOT) was held Wednesday, February 24, 2016 via telephone conference. In attendance were Trustees Liz Michaud, Leslie de Moraes and Jim Walters. A quorum was present.

Also in attendance were homeowners, Martha Wheeler, Chuck & Muffin Zoubek, and Ron de Moraes, Jay Carty, and Jon Curtis.

The Board of Trustees Meeting was recorded for archival purposes and to assist in preparing the minutes for the meeting. All participants in person and via phone were notified of such recording prior to the meeting.

I. The Update to Harborside Owners, dated February 22, 2016 was reviewed with the following highlights:

A. B- Building Reconstruction

1. The B Building Reconstruction project is complete with a small amount of homeowner punch list items remaining.
2. All Units have Occupancy Permits.
3. Final Application for payment has been received, will be reviewed, a check will be issued, and this project will be closed.
- 4.. Owner Curtis stated there were a few items on the original punch list in the Common Areas that are not complete. Jon will forward list to Trustee de Moraes for review.

B. B and D Building Egress Construction

1. There has been much activity going on this project.
2. Permits have been pulled.
3. The project went before the Conservation Commission, although not required, to ensure they are aware of the scope of the project.

4. The Trustees have reviewed the plans in detail, particularly where and how the posts will affect the common areas, patios, and decks.
5. Pink tags have been pinned into locations of posts.
6. Surveys have been completed.
7. Completed. The B/D walkway will be shifted to the left to allow for the B7/B8 egress.
8. Justin Epstein Masonry has been hired to remove the planters in the walkway between B.D, will store the stones off property at no charge, and will remove the stone work in front of B9. This work will happen in the next week.

II. The Trustees have hired a landscape architect, Kathy Bradford, to work with the Trustee on an overall design for the property. Her immediate attention has been directed to the B/D walkway and the B9 patio.

III. The Trustees stated they will continue to seek out a more professional approach to issues at Harborside. The Trustees are meeting with civil engineers to review the property as a whole and develop a long and short range comprehensive plan to the issues at Harborside, including but not limited to parking lot and overall drainage.

IV. FINANCIAL REPORTING

Units delinquent more than 60 days are in legal collections with Marcus Errico Emmer & Brooks. It has always been the BOT's position to not comment on individual delinquent accounts, but confirmed that owners that fall behind are being charged late fees according to the HCT Rules and Regulations and legal collection efforts are initiated when necessary.

As noted in the February 22, 2016 update to owners, a number of owners are delinquent on the assessments. Management stated that the Trust expects to cover any assessment amounts not currently collected.

V. DEFERRED PROJECTS

Due to current financial conditions, the following projects continue to be deferred: D-1/D-2/D-3 deck refurbishment; seal coating and lining of parking lot; composite refurbishment of the north dock; addition of blue stone at the C Building entry; and replacement of the ceiling at entrance to C Building and by Trash Room with bead board or exposed beams.

VI. PARKING

Temporary Parking regulations will be distributed when the work is scheduled on the egresses.

VII. HARBORSIDE WEBSITE

www.harborsidecondos.info

VIII. ADJOURNMENT

As there was no further business before the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 3:40 p.m.

.....