

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

January 22, 2018

A January meeting of the Harborside Condominium Trust Board of Trustees (BOT) was held Monday, January 22, 2018 via telephone conference. In attendance were Trustees Liz Michaud, Leslie de Moraes and Jay Carty. A quorum was present.

Also in attendance via telephone conference were homeowners Ron de Moraes, Bert Michaud, Cissie Carty, Philip & Mary DiDimoneco, Ginny Ireland, Jim Walters, Libby Parker, Martha Wheeler, Janet Moran, Dottie Martin, Sharon Glasser, Roger and Sally Plauche, and Chuck & Muffin Zoubek.

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

Leslie de Moraes opened the meeting with a welcome to new owners Philip & Mary DiDimoneco and Erinn King.

- I. The following maintenance items were completed in Year 2017:
 - A. Tower Egress: The Tower Egress has been completed with just a few items remaining (1) tying the sprinkler system into the central fire alarm system and (2) lighting design.
 - B. C8 Railing Replacement
 - C. D6 Decking repairs
 - D. Relocation of sprinkler shut off valve under D Building
 - E. Removable Lattice under D Building
 - F. Fascia and Soffit Replacement on C Building
 - G. Updated Rules and Regulations were recorded at the Southern Essex District Registry of Deeds
- II. The following maintenance items will be addressed in Year 2018:
 - A. Continued maintenance to decking and railings
 - B. Lighting upgrades to the parking lot and walkways
 - C. Upgrade to the C Building entrance
 - D. Sea Wall: GZA has started the bureaucratic process of repairs to the southeast section of the Sea Wall (Phase I)

- E. Fill (if possible) the indentations/pot holes in the parking lot until such time the lot can be completed
 - F. Removal of broken flag pole and removal of flag pole still standing. Note: the Board advised ownership that it is likely there will be no flags this season.
 - G. Removal of the plants in the long seawall planter before the summer season to further investigate how deep it is and to remove the old sprinkler and electrical conduits.
 - H. Drainage: The Trust approved hiring of GZA to begin the study of overall drainage on the property.
- III. Capital Improvements: Upgraded emergency egresses for C8, A Building and D Building has been added to the list of future capital improvements.
- IV. LAWSUIT: Trustee de Moraes explained the suit is in the Discovery portion with hundreds of pages of paperwork being shared and depositions of individuals scheduled. Although the court sets deadlines, these can be extended if mutually agreed on. At this time, there is no indication of time table.
- V. Carports & Garage Spaces: A copy of the Supplemental Assignment of Parking Spaces, dated December 19, 1994 has been uploaded to the Harborside Website. These spaces are deeded to specific units.
- VI. Questions to the Board:
- A. *Is the Board still exploring an Amendment to the Master Deed to make homeowners responsible for more than their contents?*
At this time, it is highly unlikely first mortgages would approve any amendments changing the responsibility as it pertains to insurance.
 - B. *Does the percentage of common interest take into consideration garages and carports?*
YES. The percentage of common interest, by which monthly condominium fees are determined, is part of the Master Deed and its Amendments, and was established, based on the fair market value of the condominium at the time the Association. This presumably includes but is not limited to sq footage of unit, decks, carports, garages, and view.
- VII. Lesley Management, Inc. was instructed to do the following:
- A. Have the large amount of sand in walkway between buildings B&D removed.
 - B. Have the vendors do a better job removing snow at the entrance to B9.
 - C. Send notice to Residents to forward vehicle information for upload to the Harborside website.
 - D. Sent notice to Ownership Reminding of the December 31st deadline for proof of furnace and boiler inspection.

VIII. HARBORSIDE WEBSITE

www.harborsidecondos.info

IX. ADJOURNMENT

As there was no further business before the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:00: p.m.

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