

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

May 9, 2018

A May meeting of the Harborside Condominium Trust Board of Trustees (BOT) was held Wednesday, May 9, 2018. In attendance were Trustees Liz Michaud, Leslie de Moraes and Jay Carty. A quorum was present.

Also in attendance were homeowners Ron de Moraes, , Cissie Carty, Ginny Ireland, Libby Parker, Martha Wheeler, and Sharon Glasser, and via telephone conference Davita Nowland, Philip DiDimoneco, Janet Moran and Roger and Sally Plauche

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.

- I. The Update to Owners, dated 4.23.18 was reviewed with the following additions:
 - A. New sink holes have appeared in the area near the North Gangway. Justin Epstein has been contacted to return to property and fill new sink holes.
 - B. GZA expects to complete another site visit for the drainage study within the next 2 weeks. Once the visit is complete, the Trust will receive a drainage study ~ 4 weeks after visit.
 - C. In addition to the new sink holes, the holes in the patio areas behind Units C1/C2 will be addressed.
 - D. The Board has obtained three proposals for repaving the driveway and parking areas; however will wait until receipt and review of drainage study for any suggestions prior to repaving.
- II. The Minutes from the Board of Trustees Meeting, dated 1.22.18, were reviewed.
- III. A Review of the follow up from the Board of Trustees Meeting, dated 5.8.18 was reviewed.
- IV. Open:
 - A. The Alarm Panel is scheduled to be changed from cell service to land line.

- B. The Flag pole will be taken down by Keating Tree Service and the pole itself will be removed by Marblehead Movers.
- C. The Trust is currently obtaining proposals for painting services to the buildings.
- D. All owners are reminded to let wanderers know this is private property. It is ok to question people who seem to be sight-seeing on the property.
- V. LAWSUIT: The suit is still in the Discovery portion. At this time, there is no indication of time table.
- VI. HDC Update: The docks are in earlier this year than ever. A diver will be checking the chains again. The HDC knows 4 need to be replaced. The HDC will work on having water restored to the North Dock and the electric fixed.
- VII. Trustee Position: Trustee Michaud has decided not to run again to serve on the Board of Trustees. Owner Wheeler has already expressed interested and has received a nomination to serve on the Board. Management will send notice to ownership on open Trustee Position.
- VIII. Questions to the Board:
 - A. *Can the rotted shingles be replaced outside D4/ on decking of B3?* Paul Haggett has inspected this area and the area behind the shingles is dry. At this time, the replacement of these shingles would be for aesthetics only, and not for safety or preventative maintenance.
- IX. Lesley Management, Inc. was instructed to do the following:
 - A. Follow up with Justin Epstein on filling the new sink holes.
 - B. Send out Comcast Account Number to Homeowners
 - C. Have the cushions and other storm debris removed from under the Parker Unit.
 - D. Have lattice (steel mesh) installed in the trash room to prevent squirrel from entering from back side of trash room.
 - E. Have wire mesh installed between the BYC and C Building to prevent skunks from walking in back.
 - F. Obtain options and pricing for new signs “ No trespassing/Resident Parking only/Towing”

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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