

NORTH SHORE AT CANTON, INC.
BOARD OF DIRECTORS MEETING

September 15, 2016

Minutes

The Board of Directors of North Shore at Canton, Inc. met on September 15, 2016 at the home of Jim Vlk. In attendance were Jim Eyler, Laura Coleman, Mike Cunningham, Jim Vlk, and Claire Rossé.

1. Minutes -

- a. The minutes of the August 3, 2016 Board of Directors meeting were approved.
- b. The minutes of the August 22, 2016 Board of Directors meeting were approved.

2. Financial Report – Mike Cunningham reviewed the monthly financial documents with the group.

3. Old Business –

- a. Landscape committee was appointed. Members include Laura Coleman, chair, Gayle Liss, Lynn Suter, and Pepper Mintz.
- b. Committee updates – Laura Coleman reported that the landscape committee walked the property. The landscape committee met with the current maintenance company to determine responsibilities and replacement plantings needed. Recommendations are forthcoming.
- c. Resident Agent – Documents were filed to change the resident agent from Ben Rosenberg to Judge Eyler.

4. New Business –

- a. **Professional Management** – The Board ratified using Village Management Company.
- b. **2017 Budget** – The Board reviewed the draft budget and recommended a 10% increase in monthly HOA dues. Judge Eyler will distribute the budget with a cover memo explaining the variances

to the North Shore property owners. This allows a thirty (30) -day period for owners to review prior to Board action.

- c. **Website Status** – Joe Buckley has agreed to set up the new North Shore website.
 - d. **Process to address HOA maintenance responsibilities** – These inquiries will be referred to the management company to review and provide recommendations.
 - e. **Insurance Coverage** – Shane Abernathy, Insurance Agent for HOA attended the meeting to review the association’s insurance policies. He explained the coverage, history of premiums, and prior carriers. He is working on quotes for 2017.
 - f. **Pending Litigation** – Pursuant to Md Code, Real Property Article, §11-109.1 the Board went into closed session to discuss pending litigation.
- 5. The next North Shore of Canton Board of Directors meeting is scheduled for October 5, 2016 at 6:30 p.m. at the home of Jim and Dana Vlk.**

Respectfully submitted,

Claire Rossé