

***NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION
Annual Owners Meeting
June 5, 1999***

Chairman Don Gestson called the Annual NSTCA Owner's Meeting to order shortly after 1:00 p.m. This meeting was held at the Hatfield Marine Science Center in South Beach.

The board directors were introduced and roll call taken. Twenty owners plus Virginia Reynolds's proxy were present representing twenty-three of the thirty-two units of NSTCA. This established a quorum.

Don discussed the history of the past 18 months of NSTCA. He shared information that we are structurally sound, but not without problems; mainly the failure of the L-P siding. Dues were reluctantly increased to build funds to pay for necessary repairs and maintenance of the properties, current and future.

FY98/99 financial report and the FY99/00 budget and dues were explained and discussed. It was explained that the dues were increased to support the 99/00 budget. Increased funds are necessary for repairs and upkeep of the NSTCA properties.

Site actions were discussed. Owners were reminded of the importance to trim plants away from siding and fencing due to the damage that results from contact. In addition there is painting, caulking and landscaping projects in progress and scheduled for completion in the near future. Gutters will be cleaned four times each year and skylights cleaned once each year.

L-P Siding - A lengthy explanation of the L-P siding issue was presented to owners. Options for paying for the siding were presented as well.

The L-P Second Fund option was briefly discussed. There was a motion, which was seconded, to participate in the funding option proposed by L-P. It was passed without a dissenting vote.

A recent site review was discussed. The results appear in the minutes of the June 5, 1999 board of directors meeting. Owners were advised that reminders for owners will appear in the minutes. Examples are overdue certificates for insurance and chimney cleaning, late dues, plants that need trimming or removal, etc.

Asphalt sealing was presented to the owners. A motion and second carried to not seal the asphalt.

Property Management options were discussed with the owners. The substantial time and effort of board members and other owners to complete NSTCA business was also discussed. Hiring a property manager would likely result in dues increases. There appeared to be a lack of interest in pursuing this option by the owners, however, Don advised the group that the by-laws require the

directors to provide for the financial and structural well being of the properties and to employ the necessary means to accomplish those responsibilities.

Election of Board Members

The resignations of four board members were announced. A motion and second to retain the three board members was passed.

- **Mike Carter** agreed to continue to serve
- **Bill Mishey** agreed to continue to serve as vice-chair
- **Dennis Dotson** agreed to continue to serve as secretary

The four remaining director positions were then discussed. Volunteers and nominations were the next order of business.

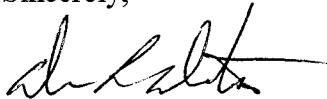
- **Charlene Smith** volunteered to serve as Treasurer.
- **Arlene Klish and David Gill** volunteered to serve as directors.
- **Rueben Johnsen** was nominated to serve as a director.

The owners approved all four new directors.

During a subsequent meeting of the board of directors on June 16, 1999, Rueben Johnsen was selected and agreed to serve as Chairman of the Board.

The only other action taken by the board was to approve a free pest inspection of the properties.

Sincerely,



Dennis L. Dotson, Secretary