

***NORTH SHORE TERRACE  
CONDOMINIUM ASSOCIATION  
Board of Directors Meeting  
May 16, 1998***

***Directors Present:*** Gestson, Reynolds, Stanley and Dotson.

***Guests:*** Becky Dotson – recorder

Minutes from the April 18, 1998 meeting were approved.

***Message from the Chairman***

The board has found it necessary to immediately increase the monthly Maintenance dues in order to meet the expected costs of building painting and asphalt resealing. I hope that you will attend the Special Meeting on June 6 to better understand the need for this action. Also on the agenda are changes and options for improvements that need the input from owners.

***Old Business***

1. Investing NSTCA Funds – IRS papers received indicate that any interest earned by the Association will be taxed at 30%. Susan will research tax-free investments.
2. Pest Control – An experiment will be attempted with electronic technology. An ultra-sonic device that is suppose to discourage rodents will be purchased and installed at the unit where the most recent rodent event occurred. The board will contract with a company to provide a pest inspection every two years.
3. Site Lighting – An estimate form L H Morris for exterior lighting was received at just under \$8,000.00. No action on this topic contemplated at this time. Don has replaced five burned-out bulbs since January 1998. Some of the replacement bulbs have a higher wattage and Don was curious if any of the owners have noticed a difference?
4. LP Siding – No change from last month other than NSTCA's claim has been received and acknowledged. An inspection is to occur by June 22, 1998.
5. Maintenance management – Dee Roby is investigating.
6. Dues Increase – The board approved a dues increase for the Maintenance Fund of \$35.00/month beginning July 1, 1998. Bill Mishey voted by proxy. This increase is necessary to fund the painting of building exteriors and other necessary maintenance. Additional information will be presented at the June 6 meeting.

7. Garage Door Replacement – Dennis Moore is to provide Bill Mishey with the final costs for painting on Monday, May 18. Replacement can then proceed.
8. Landscaping – Spiro Landscaping submitted a bid to maintain NSTCA's grounds for \$2,900.00 per year. The board decided not to accept this bid. Owners are encouraged to weed their areas and to become "one with nature" by maintaining their plantings. Carl will be contacted to see if he is available to maintain common areas as well as perform building maintenance tasks.

**New Business**

1. No board meeting in June due to the general meeting being held on June 6.
2. Agenda for July 18 meeting:
  - LP Siding action plan
  - Follow-up action from June 6 meeting
  - Review NSTCA goals and objectives
  - Review investment options
  - Change board meetings to bimonthly

**REMINDER: Special Owners Meeting**

**When:** June 6, 1998 at 1:00 p.m.

**Where:** Hatfield Marine Science Center, South Beach (map included)  
Room 9 at the main entrance

**Special Association Meeting Agenda**

1. Introduce Board
2. Roll call of owners
3. Report of financial condition
4. Plan for pest control
5. Status of LP Siding
6. Plan for major maintenance
7. Plan to provide needed funding
8. Site improvement options for discussion
  - a) Mailbox shelter
  - b) "Entry Island & Speed signs
  - c) Site lighting
9. Change annual meeting to summer

**The next Board meeting is July 18, 1998 at 9:00 a.m. at Don Gestson's residence, Unit 96F.**

Respectfully submitted,



Dennis L. Dotson, Secretary