

**NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION
Board of Directors Meeting
July 18, 1998**

Directors Present: Gestson, Reynolds, Carter, Stanley and (Dotson by proxy).

Guests: Becky Dotson – recorder

Minutes from the May 18, 1998 and June 6, 1998 meetings were approved.

Old Business

1. FEMA did an erosion hazard study at North Shore Terrace, NSTCA. They are conducting a study of the entire county along the coast in populated areas. (We are 87 feet above sea level)
2. L-P SIDING: Inspection was conducted June 13. Dee, Mike and Don supervised the inspector on Phases I, II, and III. The inspector took photos, tested siding, and preferred not to puncture the surface of the buildings. Don got the impression that we have damage in all three phases, no idea how extensive the damage is at this point. We're supposed to get a report in 4-5 weeks.
 - a) Inspection report, determine % of damage, factor \$ amount and depreciation.
 - b) Final review and placed in line for payment. L-P says that by late July they may be able to give a verbal report via phone, but it may be different from the written report. (Be aware that the estimate will pertain to payment at THIS time; it would be less in the future). Don talked to Jim at L-P and was advised we could have a calculation in 3 to 4 weeks. Don will distribute information to board members as soon as it is received. Maybe a good idea to postpone repair to damaged siding until we can build funds: however we could get the checks for LP prior to actual replacement.
3. Received six responses to the questionnaire mailed to 28 owners.
4. Entry signs have been ordered and should be available by first week of August.
5. NSTCA will not have enough money to invest and it won't give us a return that would be worthwhile. Deferred until we have more money.
6. Board authorized garage panel replacements. Check received from the insurance co. \$250.00 difference in cost to be paid from the Reserve Account.
7. Board approved \$250.00 for removal of unwanted plant growth. Blackberry invasions!: will need to find an effective way to control blackberry bushes.
8. Board authorized up to \$350.00 for pest inspection.
9. Board established a preferred contractor, Carl Finley at \$20 per hour, and authorized \$250.00 for removal of escallonia growing on Phase II. Will also prune and fertilize rhoddies. Don, Mike, Dee or Becky to authorize - will use a written work order. Payment for all other requests of Carl from tenants will be their responsibility. Owners of Phase I are reminded that trimming the escallonia growing on the side of their garages is their responsibility. The electric meters have to be visible for the PUD. Also the additional moisture may promote the deterioration of the L-P siding.

New Business

Welcome to new owner, Shirley Perrin, Unit 76D.

1. Owner of 76D has expressed a desire to install an 18" satellite dish below the fence level on the wall of the unit. Association rules prohibit such devices. Owner advises she understands that FCC rules say you can legally do so. There is concern this would set a precedent that could adversely affect the other units. Mike to contact Genesis to see if there are rulings that would apply.
2. A concern that trees adjacent to NSTCA property may be blown down causing damage to units. Will NSTCA insurance pay for repair? Bill Mishey will be requested to investigate.
3. Board Meetings: Shall we continue to have bimonthly meetings? Also, shall we change some meetings to weekday evenings instead of all Saturdays? Will alternate meetings between Wednesdays and Saturdays.
4. New Goals and Objectives.
 - a) The Board has accomplished many of our original objectives.
 - b) Create a *Management Book* for the Board by January 1, 1999. (This would provide a basis for action, schedule of maintenance and framework or guideline to future Boards for property care of units/grounds, which are the responsibility of the NSTCA).
 - c) Create a *Management System* by March 1, 1999. (Contains a history of the property).


**It should be noted that in making these determinations regarding the process of managing and maintaining the property, we are protecting our ability to obtain future financing of individual units, obtaining insurance and rapid sale of units in the future.

5. Create the FY 99/00 budget & maintenance dues by March 1999.
6. Date for Reserve Study (May 1999).

Reserve account: \$12,010.05
Maintenance acct: \$ 9,170.84

The next Board meeting is September 17, 1998, 7:00 p.m. at the Dotsons' residence, Unit 96D.

Respectfully submitted,


Dennis L. Dotson, Secretary