



## Seascope at Grand Beach Condominium Association

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### Board of Directors Meeting

Saturday, October 15, 2016

Present		
Al Kalil	Cheryl Pinard	Yves Lapointe
Jim Burns	Ron Jobel	Carroll Houle
	Paul Bonneau	

#### **4C & 4D Cigarette Smoke**

Both smell cigarette smoke. Both on same vent back to back.

#### **NEW/CONTINUED BUILDING MAINTENANCE**

Water damage 6C

Window Fixed 4B

8F Hornets on roof. Painter let us know if they see hornets. Painter will take care of hornets, Masonry Tech work progressing.

#### **2D WATER LEAK**

A complaint was received about a water stain from the improper installation of a toilet in unit 3d, also a sewer odor.

Owner wants to be reimbursed as a toilet was changed leading to a leak in the unit. While Dirigo was inspecting they had to reconnect the dryer hose in the unit.

Yves will inspect the sheetrock to determine if it's wet.

Owner will get the bill from Dirigo.

#### **FRONT LAWN HAS GRUBS**

Lawn care folks have been notified to treat the lawn.

#### **ELEVATOR CARPET**

The carpet for the elevator has been approved and will be installed

#### **FAN MOTOR**

Mechanical Services informed us that the pool fan was shipped the 13<sup>th</sup>.

#### **FANS MARKED BY UNIT TYPE**

All fans are now marked (labeled) by unit type (A – F).

This also allowed us to determine which fans are dryer only. No dryer fans are plugged.

#### **2E KITCHEN VENT**

Kitchen vent does not work.



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### **ROGER SMITH RESIGNATION**

The Board accepted Roger Smith's resignation.

### **SUMMERS PARKING SPOT**

A discussion was held and it was decided to make the parking spots equal in size. Additionally the numbers there are reversed on the south side will be corrected.

### **SNOW BLOWER BACK UP FOR SALE**

Board paid \$750.00 used it 1 season. Will ask \$450.00 for the unit. Yves will post on Craigslist.

### **TRASH PEOPLE**

Castello Trash people coming at 6 am. They have been notified and will change the schedule.

### **JANITOR CONTRACT**

Janitor currently coming 3 times a week, The contract will be modified to pay him 12 equal payments.

### **DRYER DUCT CLEANING**

Based upon the report by J&J there is no need to clean dryer vents

### **TREASURERS REPORT**

Report was received at 4pm yesterday. There is a \$31K check open item



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### **SERVICE ANIMAL**

Miss communication in the process. The Board prefers paperwork earlier than later.

Yves Unit owner doesn't have the ability to produce paperwork.

Yves did share a copy of an email where a previous landlord in Vermont agreed to allow the animal in question. Additionally he shared a copy of the animal's identification card. The particular identification provided is done by an online web site. And no certification is required for the ID.

### **The board agreed to the following:**

Preliminary approval was granted for a service animal. GRANTED\*\*

Permanent approval will be granted upon proof to be supplied in the form of a note from a medical person per Maine law\* stating Allison's need for the service animal on their professional stationary.

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\* Maine law separately defines a category of "assistance animals", often referred to as "emotional support", "comfort" or "therapy" animals. An "assistance animal" is an animal (dog, cat, bird, etc.) that is EITHER determined necessary to mitigate the effects of a mental or physical disability by a physician, psychologist, physician assistant, nurse practitioner or licensed social worker.

\*\*Preliminary approval expires Midnight December 31, 2016