



Seascope at Grand Beach Condominium Association
27th Annual Meeting July 16, 2016

The 27th annual meeting of the *Seascope* condo association was called to order on Saturday, July 16, 2016 at 9 a.m. in the pool area by President Jim Burns. All Board members were present.

The President called the meeting to order

Owners of 40 units were in attendance (In person or by Proxy)

PROOF OF NOTICE

The following information was distributed by e-mail and/or USPS. Packets were distributed to owners that included:

- President's report
- Proposal for Capital Improvements
- Building Issues
- Secretary's report
- Treasurer's report (With financials as of 5/23/2016)
- Proxy for Annual Meeting
- Ballot for Board election

Subsequently the following documents were emailed to owners (early July)

- Addendum to President's report
- President's report
- Proposal for Capital Improvements
- Secretary's report
- Treasurer's report (With financials as of 5/31/2016)
- Proxy for Annual Meeting
- Ballot for Board election

At the meeting the following documents were handed out

- Updated Treasurers report (6/30/2016)
- Ballot for board members
- Ballots for voting (4)

A Motion was made to dispense with reading of last year's minutes and was seconded. The motion passed unanimously.

PRESIDENT'S / TREASURER'S REPORT:

Welcoming of New Owners

The President's report was reviewed and accepted.

The Secretary's report was reviewed and accepted.



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TREASURER'S REPORT:

The 6/30/2016 end of month report was discussed

Janitorial between Dirigo and cleaning company expenses are approximately \$14,000 less than budgeted,

One of the water building Meters was replaced as it wasn't working. The water company billed the estimated shortages caused by the defective meter causing the water to be over budget.

This year's propane contract is at 99.9 cents a gallon

Thanks to the increased contribution (15%) to the reserve account, the association now has \$174,000.

By keeping the contribution the same, the reserve is anticipated to be in the \$200,000.00 range for the Fiscal year ending July 31, 2017.

The installation of "Snow Baffles" on the roof furnaces prevented the need to supplement heating the building using electric heats.

It is the board's recommendation that the budget stay the same.

It was approved

NOMINATION AND ELECTION OF OFFICERS

This year the positions held by Cheryl Pinard (2E), Bill Jaquith (2F), Paul Bonneau (4E), Ron Jobel (5F) and Bill Brikiatis (7F) are up for election. There are 2 openings as both Bill J and Bill B are not returning.

Yves LaPointe placed his name on the ballot. As there is still an opening a voice vote was held and those running were elected (re-elected)

Additionally the membership approved the board conducting business as an 8 member board.

OLD BUSINESS

SLIDERS

The board recommendation was to complete the replacement of all "old" sliders including the ones in the common areas. At a total cost of \$133,618 and the payment is due August 1.

A secret ballot (#1) resulted in passage of the purchase with only 8 dissenting owners

HALLWAYS

The hallway registers have been refinished and rehung.

The board requested they be allowed to develop a plan to redo the hallways in the coming year. This plan will include recommendations on painting, wall sconces hallway heaters and Emergency/Exit lights.

By a voice vote the association approved.

SECURITY SYSTEM

The current system no longer works. Bill B researched replacing the existing system. The cost of doing this was \$2,100 initially and an annual fee for maintenance totaling an investment costing \$7,000 total over 7 years.

A secret ballot (#2) resulted in a tie (20 for 20 against) resulting in a defeat.



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BUILDING PROBLEMS

The current list of building issues was read to the owners.

A request was made to email this list to the owners

RULES & REGULATIONS

A discussion was held on the list of rules and regulations was read. Discussion was held on making the sign in the pool room more visible. Additionally should signs be put up in the bathroom reminding owners and guests to clean up after themselves?

DRYER VENT CLEANING

The building originally had additional vent filtration for the dryers. This box resides on top of the dryer and has 2 filters (1 in front and 1 on top). To provide maximum air flow both filters and the dryer's filter should be regularly cleaned. The board will be looking into having the ducts professionally cleaned.

SLIDER LEAKING

7B is experiencing leaks; the board will have these investigated while the sliders are being replaced.

NEW BUSINESS

ROOF REPLACEMENT

Questions were asked about the new roof as to the manufacturer color etc. It was recommended that the roof be inspected 2 times a year.

READING OF BUILDING ISSUES

A motion was made to only read the "top 5" building issues to save time. After discussion there was a hands vote and the motion was defeated.

BUDGET SURPLUS

After discussion on what to do with the anticipated budget surplus, a motion was made to allow the board's discretion on how to spend the monies. By hand vote the owners agreed.



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MONTHLY CONDO FEE AND ASSESSMENT

Below is a table of the monthly condo fees and the Special assessment for the Completion of the Replacement of the Sliders. The monthly Condo fee did not change.

CONDO FEE CALCULATION and Special Assessment

Unit	Sq Feet	Percent (%)	Condo Fees		Special assessment Due 8/1/2016
			Annual	Monthly	
A	1115	2.3746	\$4,369	\$364	\$3,173
B	1174	2.5002	\$4,600	\$383	\$3,341
C	1039	2.2127	\$4,071	\$339	\$2,957
D	1061	2.2596	\$4,158	\$346	\$3,019
E	1484	3.1604	\$5,815	\$485	\$4,223
F	835	1.7783	\$3,272	\$273	\$2,376
Total X 7	46956	100.00	\$184,000	Total special Assessment	\$133,618