

**SeaScope**  
AT GRAND BEACH  
221 East Grand Avenue  
Old Orchard Beach, Maine 04064  
207-934-4541

**BOARD OF DIRECTORS MEETING ON OCTOBER 14, 2017**

**FIVE OF THE BOARD OF DIRECTORS WERE PRESENT AT THE MEETING. CHERYL, YVES AND TIM COULD NOT ATTEND BECAUSE OF PERSONAL PRIOR COMMITMENTS**

The minutes of the September 23, 2017 Board meeting were approved by the Board

**OLD BUSINESS**

President Jobel, as authorized at the September meeting, notified the unit owners on the closing of the Maine Human Rights case.

President Jobel has still not received an answer from the State Fire Marshall's office as to whether Maine allows electric grills for cooking to be used on the balconies.

The Board gave final approval to replacing the five non-functioning security cameras with new digital cameras with a DVR system for 16 channels ( the 16 channels system will allow the building to add additional cameras locations over time if needed). It will be 4 Terabytes system. The DVR will be located on the third floor in the utility closet and a small television will be installed in that utility closet . The Board chose ADT as the vendor both because it was less expensive than Rennie ( the other vendor), Rennie required all payments up front while ADT allows us to pay the monthly \$108.99 fee. The total cost for ADT will be \$6,228.69 which covers the monthly fees, camera installation costs and wiring costs for the 3<sup>rd</sup> floor DVR. It is a 3 year contract. At the end of 3 years, we take ownership (which will require us to pay for repairs to the system.

The Board approved keeping Cunningham as our fire sensor system monito. Dirigo informed us that they use Cunningham in almost all the buildings they manage. Cunningham sent out a technician at 3:00 am earlier this month when a sensor failed. We will also have available Dean & Allyn who principally monitors our sprinkler system, but who can do repairs or replacement to the fire sensors. We had Dean & Allyn do a second look at the work Cunningham did to replace a sensor that failed to work. There are 5 sensors on each floor, and the consensus of our vendor was to not replace all the sensors now, but just replace sensors when they fail -- unless multiple sensors fail at about the same time.

**Comments of the Building Committee:**

1. A unit owner has a plumbing problem and the owner had a plumber inspect the problem. Carroll Houle volunteered to speak with the plumber and it was determined that the problem was within the unit when a renovation was done, and the problem had nothing to do with the common elements. Accordingly, the unit owner will cover the cost to fix the problem.
2. The hallway heat failed to go on in mid- October, and J&J was called to solve the problem.

3. In September, the Board had the pest control company treat ants in the pool room and some other first floor area. There is still a lesser ant problem and the pest control company will do one final treatment on the first floor. Ants in owner's units are the responsibility of the owner.
4. Material repairs of damaged balcony railings should be commenced shortly. Railings with minor repairs may have to wait until next Spring because of the coming cold weather.
5. Some unit owners (but not a large number of owners) have complained that a unit owner with some physical issues keeps its electric walker in the first floor hallway. The Board discussed the matter and will consult with an attorney as to the best way to provide some help to the unit owner, and possibly find a space on the first floor for placing the electric walker which would be less noticeable.

#### NEW BUSINESS.

1. An owner requested the right to place a bench on the beach as a memorial to her late husband ( there are several such benches on the beach). The Board explained to the unit owner that the town of OOB is the party which makes those decisions as the Association has no control over what occurs on the sand.
2. The Board discussed how to deal with the likelihood that when marijuana/cannabis becomes legal for recreational use and medical use which is may result in circulating the sweet smell of the marijuana/cannabis to other units. The Board determined that at the 2018 annual meeting, the Board will put forth to the owners whether they want to vote to require that a unit owner smoking marijuana/cannabis (and, if unit owners also want to address cigarettes and other tobacco smoking products) must purchase a "smoke eater" machine, place it in the unit where the smoking takes place in the unit, and turn the machine on whenever the owner is smoking marijuana/cannabis ( and perhaps also tobacco smoke).
3. Rugs will be placed in front of the elevator on all floors which should reduce the dirt tracked in the hallways.

#### Miscellaneous

The next Board meeting will be on December 10, 2017 at 9:00 am.

The Christmas party will be on December 9, 2017.

The meeting was then adjourned.