



Seascope at Grand Beach Condominium Association

Annual meeting July 15, 2017

The meeting was called to order at 9:12

The president introduced our new property manager Al Baran.

A tribute was given to Carroll Houle who retired from the board after 20+ years of service. He was presented with a small token of the Associations appreciation.

Proof of notice of the meeting was provided.

A motion was made to waive the reading real last year's minutes, it was seconded and by voice vote approved

OFFICER'S REPORTS

The Presidents Report and the 2017 Building Issues Report were previously sent to the membership thus, the President took questions from the floor.

The secretary and the Treasurer read their reports to the membership.

Additionally the treasurer requested the following:

- Request for owners to provide either a certificate of insurance or a copy of their first page of their policy.
- As Cheryl has taken up the updating of the call box she requested all owners provide her with the telephone number they want in the call box phone directory.
- The membership was asked to allow moving surplus monies in the budget to the reserve.
- A discussion was held on a new security system which is included in the new budget.
- A discussion was held on the cost to the association for the Maine Human Resources Commission Action. The association is covered by insurance and the Association has not paid any monies out of pocket. The agreement with MHRC required that an animal policy be developed and approved by MHRC; this policy's cost when completed will be borne by the association and is expected to be between \$600 to \$1,000.

MHRC AGREEMENT

There was a discussion of what could be disclosed about the Agreement. Per the agreement and at the request of the petitioner a confidentiality provision was included in the agreement. On advice of counsel the Board shall keep the Agreement confidential.

If an owner desires to obtain the document (agreement) for themselves; they can file a FOIA (Freedom Of Information Act) request with MHRC when the case is closed by MHRC.

ELECTION OF OFFICERS:

At the Fiscal 17 annual meeting the owners agreed to have a board comprised of 8 members instead of 9.

For fiscal 18, 2 officers are running for re-election, and 2 owners stepped forward making a total of 8 officers.

The officers "elected" were Jim Burns, Al Kalil, Tim Donaher and Ray Pelletier.



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APPROVAL OF BUDGET:

Security System

The owners approved getting a new security system

Surplus funds

The owner's approved the moving of surplus monies to the reserve.

The Budget as presented was approved.

ADDITIONAL NEW BUSINESS

Connie String presented some "posters" she wanted to put up. There was a discussion and it was decided to to all the posting of these items.

OLD BUSINESS:

Painting

Al Kalil gave an overview on the painting of the building and answered all questions.

Trash

A question was asked about trash. As our trash service will not accept items (this is industry wide not just our vendor) large items, electronics etc., owners now need to take these items to the OOB Dump (its on the road by the fire station) or they can call "The Dump Guy" at 207-450-5858 for these items.

Trash Chute Discussion

- Please double bag all trash
- Do not put liquids down the chute

Outside Shower

The outside building shower has been rendered inoperable, the major reason is it created a breeding ground for mosquitoes and additionally the shower left the area wet at all times.

Recycling

There is no way to easily and economically recycle items currently. Please refer to the section on recycling on Seascope's web page.

Security Of The Building

Please remember to keep all exterior doors closed.

Elevator

Please remember that the elevator may not work if the front doors are open.