



Seascope at Grand Beach Condominium Association

Board of Directors Meeting

Saturday, October 13, 2018

Present		Absent
Paul Bonneau	Ray Pelletier	Al Kalil
Cheryl Pinard		Lynda Bond
Ron Jobel		Tim Donaher

Minutes

Acceptance of the following minutes

- None available

Old business

7C Status

- Get Dirigo to check weekly Wednesday when “Dave” is next door.

Building Inspection

- Jay Moran inspection of building to commence in the upcoming week
- A complete list of all railing repairs will be included in the report

OOB Fire dept inspection still awaiting electrician

Railing replacement/repairs update

- Without a firm commitment Al B is contacting the contractor we used last winter to see if we can schedule them in to complete railing repairs.

Re-keying building

- Tim not available for meeting to report

Passing of Paul Master Key

- Decision was that the key shouldn't be passed

Replacement of roof top fans

- J&J to replace 2 fans next week.

Pressurizing building in storm

- Al B. has been in contact with J&J to get an opinion. This will need an engineer to provide their input.

Discussion on on-site support full time summer

- Need to understand what needs to be accomplished

Discussion on how we keep track of needed repairs

- A spreadsheet was presented to the board for discussion.



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Price for dehumidifier for pool area next annual meeting

- Al B is working on it

New Business

Kitchen renovation

- Tim has met with the color committee and has gathered a project price.
- The schedule has work commencing early November to order the cabinets. The work is scheduled to be completed December 12.

Trash room doors

- DMCP quote \$2,953.00 to replace the double trash room doors. This would exclude any repairs that might become necessary as a result of the existing doors being removed.
- Decision was postponed as the current “dumpsters” could cause the same damage to new doors. We have been told that there are new fiberglass dumpsters, these would not cause the same damage.

Xmas Party

- The board decided to do a wine/cheese party in lieu of the traditional party we have done. The party will be the Friday night before the next scheduled board meeting.

Resignation of Jim Burns and Appointment of Lynda Bond.

- Jim Burns resigned as of September 27,2018
- Lynda Bond was asked to replace him and was voted for at the meeting

Jaquith Donation

- The board agreed to a donation to the Jean Jaquith’s for the loss of her sister

Snow plowing contract

- The board agreed to renew the snowplowing contract with the current vendor.

Registered Agent

- Dirigo has a new individual that is now our Registered Agent. The appropriate paperwork was executed.

Vacuum Cleaner Issues

- Board voted to replace the Vacuum.

Carpet Cleaning

- Board voted to authorize Collins to clean the carpets and to strip the first-floor lobby.

Management Fee

- Dirigo raised the monthly management fee in August/September. The board requested the fee increase coincide with the contract period.

Financials

- Cheryl presented the latest financials

Next board meeting

- Saturday Dec 8t at 9:00 am