

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

**BOARD OF DIRECTORS MEETING ON APRIL 14, 2018**

**FIVE OF THE BOARD OF DIRECTORS WERE PRESENT AT THE MEETING.**

**TIM, PAUL AND RAY COULD NOT ATTEND BECAUSE OF BEING ON VACATION AND/OR PERSONAL PRIOR COMMITMENTS.**

The minutes of the OCTOBER 14, 2017 Board meeting were approved by the Board.

**OLD BUSINESS**

President Jobel reported the status of Unit 7C repairs to be made, but the unit owner has not yet approved the repairs the Board intends to make.

**Comments of the Building Committee:**

1. The florescent light bulbs in the locker rooms were removed and replaced with LED lights which doubled the lighting in the locker rooms and will reduce electrical costs. The elevator lights were replaced by LED bulbs.
2. The roofing company will inspect the roof when the weather permits.
3. The Board will retain a pest control company to treat any ant problems in early summer, mid summer and near the end of the summer season. The areas to be treated will be the pool room and some other first floor areas. Ants in owner's units are the responsibility of the owner.
4. Balcony railings with minor repairs should be completed in mid May or June, dependent on the weather.
5. The strong winds and other weather conditions this winter led to strong movement of sand near the ramp. In May the sand will be removed from the ramp.
6. The curbing in portions of the parking lot was damaged by our snow plow vendor as this winter had many snow falls. The Board spoke with our vendor, and he apologized for the curbing damage. He agreed to pay the cost of fixing the damaged curbing when the asphalt plants open this Spring.
7. J&J was called to replace a covering on the roof which blew away.

**NEW BUSINESS.**

1. The current elevator control system is 30 years old and some internal systems were not functioning properly such as the elevator's fire alarm system, the smoke detectors, the fire alarm control panel, all common area pull stations, relay module for the elevator recall, smoke and heat detectors, and other complimentary systems and the Board approved replacement of the detectors and other equipment because the existing detectors parts are no longer available. The Board also approved acquiring an annunciator. The cost was \$15,976.

2. The Board and our engineering vendor, J & J, are entering into a two year service contract which will include semi- annual repairs and replacements.

3. The Board is looking into the cost of replacing/updating the kitchen in the pool room as the current kitchen's appliances and counters have been damaged and some the appliances are rusted.

4. The Board will enter into a two year contract with our landscaping Vendor.

5. The Treasurer gave her financial report through March 31.

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The meeting was then adjourned.