



## Seascope at Grand Beach Condominium Association

### Board of Directors Meeting

Saturday, August 18, 2018

Present		Absent
Paul Bonneau	Ron Jobel	Al Kalil
Jim Burns	Ray Pelletier	
Tim Donaher	Cheryl Pinard	

### Old Business

### Color Committee

The committee charged with presenting colors far exceeded the what they were charged with accomplishing. Louise Haggett and Joan Alsop presented the committees suggestions:

- a) Paint colors for kitchen and floors 2-7
- b) Refrigerator with a bottom freezer
- c) Pull out drawers in the cabinets
- d) A carpet tile sample for the hallways for color only
- e) Using cabinet doors on the back wall for decor
- f) A double oven stove with a glass top
- g) Wall sconces
- h) Hallway heaters
- i) Full shelf on the sink wall
- j) Additional microwave for the kitchen
- k) College type fridge where dishwasher is.
- l) Granite Counter was recommended

The Board discussed the suggestions and limited discussion to the Kitchen only for now

The board accepted the chosen kitchen color

The board rejected dishwasher, water dispenser/ice maker on fridge and the college type fridge in lieu of a dishwasher.

The icemaker and the water dispenser were rejected for sanitation reasons 42 owners', guests etc. using the ice maker could cause sanitation issues. Additionally, someone could come down first thing in the AM and take all the ice.

The dishwasher was rejected as the current one has been broken for 17 years. The dishwasher might cause people to bring glass items in the pool area. The premise of doing dishes after a function was discussed but after a function the board thought owners waiting around for the dishwasher to complete a cycle wouldn't happen besides who would get to go first.

The college type fridge was rejected and in its place a wine/drink cooler was offered.

The Board asked if there was some type of sealer etc. for the granite

Also discussed what type of glass the range top is made of.

the suggestions and limited discussion to the Kitchen only for now

The board accepted the chosen kitchen color

The board liked the idea of the cabinet doors on the back-wall space is a concern

### 7C Water leak testing

The water testing was completed and could not create a water leak. The testing did show 2 issues in unit 8B

- 1) Outside electrical outlet cover need to be replaced s it is not making a solid seal.



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2) In spraying the high-pressure water stream some paint on a patch was damaged. This would not be an issue in normal use as the high-pressure rain of a storm is not that concentrated

In doing the testing the engineer found the blue prints for the floors and found that when built according to the plan a complete floor including the decks for the floor were poured at the same time. This greatly eliminated the possibility of there being leaks between the deck and the wall or leaking down to the unit below. Leaks can happen in the corners or at the railings only.

### **Pressurizing the building**

While Vic was building manager, there were times when he would shut off the unit exhaust fans and turn on a fan to pressurize the building. This needs to be followed up on as when the unit fans are running they can create a vacuum that sucks in water causing leaks.

### **Building inspection**

The board agreed to hire the engineer to do a complete inspection of all the painting and railing work. This will give us a base line of what needs to be accomplished to bring closure to this project.

### **Unit 6a**

Unit 6A was discussed the 'water mark' on the ceiling is just the joint from the last time's repair. There is a bow/sag in the ceiling and needs to be addressed. Two things could cause this, either the ceiling is not adhered to the supports properly or the support rails are bowed or not properly secured. Once that is known a final resolution can be made. to the repair that and Ron will review resolution with owner. Will refinish

### **7C**

An access panel will be placed on the access hole in the unit. The owner has agreed to have bleach or similar product to be sprayed on the water stains in the bedroom so there's a new base line for water infiltration. Al Baron and Ron need to develop a plan on what constitutes a storm and the need to check it.

### **Carpet cleaning**

After much discussion it was decided not to clean the carpets this fall and if new rugs are not purchased by spring to have Connors come in and clean all floors.

### **Who is doing what**

Percy Electric Tim

- Pool exit light,
- porch light
- 8B, cover for exterior outlet
- outlet on porch in 8B to be fixed.

Mike Shaw Ray

- screens in pool area
- window in 4F.

Pool Area Ray

- Check pool area nightly
- Close windows
- Turn off fans

Pool Area Steve Cleaning Service

- Fill pool
- Do other duties as needed in pool area



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### Cheryl items

- Light bulb in hallway on 2F is out
- Handle in trash shut is dangling
- Smoke detector is beeping possible on 5th floor. Could not determine unit.
- . Louise Haggett waiting for diagram of exact work done on her porch.
  - Paul Bonneau will review the work done with her.
- . Installation of high shower by walkway.
- Tim will investigate having a tall shower to wash off sand coming off the beach.

### Trash removal

Trash removal: 3 times per week until end of august and then twice per week starting in September.

### Elevator carpet swatches Tim

Swatches (samples) will be placed in elevator to test durability, color. One carpet will be a swatch that was provided by the color committee  
This is an interim test as the board will be investigating Tile for a permanent solution.

### Front lobby Stairwell door Ron

Door in stairwell sticks will not shut properly. This will be combined with the work in 7C

### Keys Tim

Tim will get pricing on re-keying building and report back to board.  
Should limit access to master key and work with Murphy locksmith or Dirigo if owner is locked out of their apartment.

### Missing package in lobby

Missing package and would like someone to review tape. It was determined that this would be a major task and that Ron will inform tenant that it is not possible to do such. Cheryl and Tim did review the tapes but there was nothing tangible in the viewing

### Flood insurance

Cheryl stated we are not in flood plain so that flood insurance at this time might not be needed. Board agreed.

### Cleaning of 1<sup>st</sup> floor lobby tile (Ron)

A quote was requested from Steve, our cleaning person, as to cost of cleaning/ stripping of tile floor and refinishing floor.

### Trash room doors Ron

Trash Room Doors are damaged. Al Baron to get price to replace doors.  
Discussion of usage of trash compactor and suggested that a sign for owners to let them know where they can dispose of items that cannot be placed in trash room/compactor.

### EOY Financials Cheryl

Cheryl presented the end of year financials and highlighted areas of concern. Ron will place the financials on web site for owner's review.