Seascape at Grand Beach Condominium Association
Board of Directors Meeting
9-20-19

Board of directors present: Ron Jobel, Cheryl Pinard,, Richard Gruslin, John Bouchard, Jansen String, Lynda Bond
Absent: Al Kalil

Minutes for 8-16-19 will be reviewed for next meeting.

OLD BUSINESS

Repairs of Exterior of Building
Masonry Tech is working on the exterior caulking of the building. In addition EIFIS repair, railings, decks, painting, front columns, and 6A deck ceiling will be completed.
The new engineer is scheduled to be on site on 9-24-19. He will evaluate 7B,7C, 7D, 8B, 8C, and 8D.
Units 2A, 2B, 2E, 5B, 8B, and 8E have been repaired with caulking to EIFIS. 7B had a small water stain at the slider's ceiling.
Front columns have been repaired. Columns have been caulked at the base and columns adjoining the entrance have been caulked at the top also. Note the concrete on the column to the left was repaired with vinyl concrete that is used to repair bridges.

Water Leak
The owner of 7C is concerned that ceiling is showing signs of discoloration where they say the Board used bleach. The Board has never put bleach on the ceiling.
The water leak and the window in 8A are scheduled to be repaired.

Master Key
The following have master keys:
Dirigo Management
Murphy's Locksmith Shop -building locksmith 207-934-4277
Souther Maine Locks Locksmith Service 207-209-0655
President of Seascape Board

Website
The updated phone list, Board of Directors, and Minutes have been added to the website.

The Board met in Executive Session

Building Internet and Cable Service
Ray Pelletier presented the Spectrum proposal. Lou Walker, Spectrum representative (207-253-221) was not available. A base fee ($44.50 plus $4.50 tax including one modum, router and one cable box) would be incorporated into Association dues. Additional cable services would be owner's expense. Discussion followed regarding benefits and cost of Bulk Internet Service. This is a year round contract. Note seasonal contracts will likely not be available next year.

After initial review there is a question regarding “Operator’s Video programming costs with 25% or 50% increase. An attorney will need to review the contract. Al Baron will need to be consulted regarding the process of incorporating this change into the Budget.
Spectrum will have a price increase 1-1-20. A vote prior to annual meeting will be needed in order to proceed prior to 1-1-20. Owners will need to vote either in favor or against.
All ballots to be sent to Seascape address with time limit
The Board feels this is the right direction to go in

In Case of Emergency List
The Board finalized the opinion that the Seascape website will not support an In Case of Emergency List.

Move in- Move out fee
The Move in-Move fee will begin 1-1-20

NEW BUSINESS

Garage door locks
The passage door between the cages and the garage is needing to be replaced. Murphy’s Locksmith recommends a passage lockset for the replacement. If someone is in the cage area and there is a fire in the hallway, the garage would be the required egress. This is similar to the pool area requiring a separate egress.
In addition, there needs to be Exit signs put into the cage areas as well over each door in the garage.
All emergency Lights must be accessible.
Discussion among Board members and garage owners.
Conclusion - Murphy’s Locksmith will put a passage lock set - no lock on either side between the cage areas and garages. This work will have a warranty.
Consider a sign “Authorized Personnel Only” going into garages and security cameras in cages directed to garage door
Letter to garage owners needs to be written stating that the emergency lights cannot be obstructed.

Food in Pool Refrigerator
Every Tuesday any food left in the pool refrigerator will be thrown out by maintenance
The pool kitchen is not for personal use.

Dog defecated on lawn
A unit owner’s guest’s dog defecated on the lawn and it was not picked up. No pictures were taken and a Board member was not present. The Board unanimously agreed to issue a warning to the guest stating that this is not acceptable behavior. There is a $500 fine if this violation of the pet Rules and Regulations had been documented.

Use of Personal Notes
Personal notes should not be used as a means of communication. The Board should be contacted and property communication methods will then be followed.

Email change
Lynda Bond’s email has been going to several Board member’s junk mail. New email is:

lb@energeticveterinaryhealthcare.com

Entry Door and Gate Lock Issues
Al Baron will need to have someone look at:
Doors entry from beach fob on outside of building
Gate from parking area to lawn

Pool area
The door entering the pool area must be kept closed if pool is in use.
The Board discussed reviewing this when reservation is made. Consider a disclaimer to be signed for pool reservation, proof of insurance for pool functions, and umbrella policy for the building.
Pool sliders are to be closed unless it is an emergency.
Clean the kitchen area after used - recently the range had burned spills that were not cleaned.

Financial Review
Bills paid included
Ceiling leak in trash room ceiling
Window repairs in 2D, 2E, 3E, 4F
Dirigo charged $19.50 to accept call from Joan Morin (7A) who contacted them for the elevator not working. Richard Gruslin had already contacted the elevator repair service. Dirigo did not have to get involved.pole lights, photo cell 758
Pool maintenance more expensive from July to mid September due to more frequent visits due to increased use.
New pavers in walkway to beach - 5 hours labor $400 - Dirigo is pursuing Masonry Tech to pay this fee since their machinery was the cause of the damage
4E sale
Pending expenses: Hallway carpet and Masonry Tech.
Board discussed that the extended Budget will need to include Masonry Tech evaluation of caulking every three years.
The Reserve Fund has $146,692.

NEXT MEETING

October 26, 2019 at 10:00

Pending topics:

1.Communication options for owners with building issues

2.Association lease modification to remove the $500 security deposit and include the Move in-Move out fee, parking lot diagram, and Rules and Regulations.

3.Spectrum contract review. Contact Al Baron regarding instituting Bulk Internet Service

4.Authorized Personnel Only sign above the doors going from the cage area into the garages

5.Investigate if a security camera in the cage can be directed towards the door entering the garage area.

6.Letter to garage owners that the Emergency Lights must be unobstructed.

Respectfully submitted
Lynda Bond, Secretary