

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
Saturday, March 2, 2019**

Board of directors present: Ron Jobel, Cheryl Pinard, Al Kalil, Lynda Bond
absent: Paul Bonneau

Minutes

The minutes for 1-19-19 were accepted with modification to the number of doors installed for the access panel for 7C. There was one door, not two doors, installed.

OLD BUSINESS

7C Moisture Issue

Dirigo's weekly checks for evidence of moisture continue to be negative.
Al Kalil will discuss with owner of unit that, if she agrees, it is time to repair the walls with sheetrock and painting.

Vacuum Cleaner

Al Kalil donated a vacuum cleaner until a new one is purchased.

Hallway renovations

The Decorating Committee presented the following recommendations:
The carpet selected is J&J Grasslands - Invision. The quote from Paul White is \$28,830.00. This includes demo of existing carpet and disposal, grind and skin existing concrete, install carpet. The present carpet is glued down. Unclear how new rug is put down, may be spot glued. Will check this.

Light fixtures: Progress Lighting sconce \$85.00. 66 will be needed
Progress Commercial LED Exit light \$15.00.
Progress Commercial LED Emergency light \$16.00
Progress Commercial LED Combination Exit/ Emergency light \$60.00

Concern that some electricians will only put in the fixtures that they supply however discussion followed that many electricians will install fixtures that are provided by owners.

Discussed some towns require battery backup for Emergency lighting.

Recommend valances in hallway be taken down and art work replaced. Discussion that art work on all the floors should be the same.

Heaters to be replaced on each floor. Will wait on replacing heaters in the second and eighth floor stairwells.

Ceiling painting is completed.

Wall paint suggested color in eggshell.

Trim paint semigloss.

Elevator door white

Elevator flooring - engineered wood flooring is too slippery, solid color carpet shows dirt, rubber flooring is an option.

Lobby is a separate renovation at this time.

NEW BUSINESS

Pool

Combination of problems caused the recent pool problems. A new fan belt and a part from Canada were required for the pool repairs to be completed.

Building Committee

Front door lock fixed - problem is when key is used to pull door open resulting in tumblers being pulled out- 95% fob use, 5% key use.

Outside gate lock was frozen and not able to be opened - okay now

4E new latch mechanism ordered

3E window will be repaired in March- Board had difficulty with lock, locksmith not able to enter either - due to casein problem

4F Window repaired

2D and 2E Windows will be repaired

5E had water problem with nothing obvious as the cause- Duane will look at it - will re caulk entire window if nothing is obvious

Cheryl's deck with bubble on deck that was on an engineer's report

Discussion that balconies and building were one pore with no water problems possible - not clear how water is coming in - columns do have cracks

No smoking sign in elevator will be replaced

No bare feet or wet clothes beyond this point signs in pool area will be replaced

Storage area flooring needs painting. Will wait for hallway renovations to be completed.

Hallway exit lights with battery backup will be installed

Hallway heaters ordered - are 3.5 inches thinner.

FINANCIALS

Cheryl Pinard reviewed the financials.

Discussed extensive pool repair bill, electric bill significantly higher than usual.

Association dues for new owner and slow payment by another owner were discussed.

NEXT MEETING

Friday, 4-26-19 at 1:00

Respectfully submitted

Lynda Bond, Secretary