

**Seascape at Grand Beach Condominium Association Thirty First Annual Meeting
July 18,2020**

Meeting held on the Front Lawn due to COVID19

Roll Call

Owners present

- 2A Cheryl and Robert Pinard
- 2B Martha Burns (by proxy)
- 2D Mindy and Roger Smith
- 2E Cheryl and Robert Pinard
- 2F David and Irene Corey (by proxy)
- 3B Coreen and John Covino
- 3C Joan Coughlan
- 3D Shelly and Len Cole
- 3E Kate Kiggins and Jared Blum (by proxy)
- 3F Chrystalla and William Martin
- 4A Susan and Richard Gruslin
- 4B Louise Haggett
- 4C Brenda and Claude Fontaine
- 4D Carroll Houle
- 4E Jean and Bill Jaquith
- 4F Pauline and Ray Pelletier
- 5A Alyssa and John Weber
- 5B Pauline and Jim Salter
- 5C Julie and Paul Tobias
- 5D Robert Bazinet (by proxy)
- 5E Faye and Bod Brickel
- 5F Ron Jobel
- 6A Clare and Ron Kallenberg
- 6B Janice and Anthony Feels (by proxy)
- 6E Lynda Bond
- 6F Sandra and John Bouchard
- 7A Joanne Morin
- 7B Gloria Almasri
- 7C Adele and Roland Martel (by proxy)
- 7D Joan and Al Kalil (by proxy)
- 8A Frank Lucas
- 8B Rose and Jim Lalumandier
- 8C Diane Ciccolini (by proxy)
- 8E Connie and Jansen String (by proxy)
- 8F Melody Boulton (by proxy)

78.6% of owners present in person or by proxy constitutes a quorum.

Proof of notice for the Annual meeting completed.

Minutes from Last Year's Annual Meeting 7-20-19

The reading of the minutes was waived by the owners.

Discussion regarding statement in Minutes that there was a water leak in 4B. The Board will investigate this.

The Minutes were conditionally approved.

President's and Secretary's Reports

President Jobel and Secretary Bond reports were approved. The reports were included in the meeting handouts given to all attending owners. Digital reports were emailed to all owners prior to the meeting. The reports are appended to these Minutes.

Old Business

Building Internet Contract

Lou Walker from Spectrum answered questions regarding the contract. The contract was accepted by a vote of 21 for and 12 against. The contract will start in October.

Master Key

The Board has two master keys and Dirigo Management has one. All Unit locks must be compatible with the master key. If not, during an emergency a locksmith will be contacted to allow entry into the Unit. After legal counsel, it has been determined that the Board does have authority to enter a unit if needed. All efforts will be made to contact the owner of the unit prior to the entry.

Cleaners

The cleaning of the building has improved. A complete job description for the cleaners is located in the pool room storage area. This will be emailed to all owners. Thank you to Richard Gruslin for managing this improvement.

Renovations of the Lobby

The elevator floor will be replaced with a tile at the end of the summer season. Discussion regarding painting and new furniture for the lobby area. The Board will consider this.

Building

EIFS, caulking, and railings (including 3B and 3D) are ongoing concerns. Discussion regarding options for contractors. Masonry Tech is only known contractor available in this area. The last complete inspection was 10-18 by engineer Jay Moran. The Board will discuss this further.

New Business

Capital Projects

The rooftop heating unit has failed and is obsolete. A \$48,000 quote has been given for a replacement. The Board is in the process of hiring a HVAC engineer to evaluate options. The location of the thermostat will be considered. Once the report has been received, multiple bids will be reviewed.

The money for this project will be taken from the Reserve account.

Garage Locks and Emergency Lighting

One of the door handles from the storage area to the garage needed to be repaired. In order to meet code, non locking handles were installed in all doors going from the storage areas to the garages. These doors are the second egress for the storage areas. Emergency exit lighting is required. At some time in the future the code enforcement officer will be issuing a permit to allow the lighting to be completed.

Discussion followed regarding the garages as limited common element of the building and payment for improvements of this space. Legal advice will be pursued.

Parking Lot

Signs will be posted in the driveway area and the elevator similar to the sign in the overflow parking stating that unauthorized vehicles will be towed. Parking passes must be visible for cars parking in the overflow area. Towing of unauthorized vehicles will help decrease the overflow volume. Discussion about pruning trees to increase parking availability in the overflow area.

The Board is investigating repairing or repaving the parking area.

Rekeying

Rekeying the entire building and gates versus rekeying the gates only was discussed. The Board will investigate.

Painting the fence

The Board will investigate the fence being painted.

Treasurer's Report

Treasure Pinard discussed the financial report. This report is appended to the Minutes.

Election of the Board of Directors

Cheryl Pinard (2A and 2E), Jansen String (8E), Ron Jobel (5F), and Brenda Fontaine (4C) were on the ballot for three Board positions.

Cheryl Pinard, Jansen String, and Brenda Fontaine were the Board members voted in.

Al Kalil, Richard Gruslin, John Bouchard, and Lynda Bond will continue their terms on the Board.

Adjournment

Respectfully submitted,

Lynda Bond, Secretary

Treasurers report
see attached
Insurance declaration requested by Cheryl
Telephone call box - change
Emails recommended to Cheryl and Dirigo
Permanent address to Cheryl and Dirigo
Repaint exterior every 10 years

Move surplus into reserve

Move Budget including cable - carried

Vote for
Brenda
Ron
Cheryl
Jansen String