

**Seascape at Grand Beach Condominium Association Thirtieth Annual Meeting
July 20,2019
Pool Area**

1. Roll call

Owner's present:

- 2A Cheryl and Robert Pinard
- 2B Martha and James Burns (by proxy)
- 2D Mindy and Roger Smith
- 2E Cheryl and Robert Pinard
- 2F Jean and William Jaquith
- 3A Joanne Allsop
- 3B Coreen and John Covino (by proxy)
- 3C Joan Coughlan (by proxy)
- 3D Raymond Cloutier
- 3E Kate Kiggins and Jared Blum
- 3F Chrystalla and William Martin
- 4A Susan and Richard Gruslin
- 4B Louise Haggett
- 4C Brenda and Claude Fontaine
- 4D Carroll Houle
- 4F Pauline and Raymond Pelletier
- 5B Pauline And Jim Salter
- 5C Jullie and Paul Tobias (by proxy)
- 5E Marline and Dennis Minshall
- 5F Ronald Jobel
- 6A Clare and Ronald Kallenberg
- 6D Odette and Denis DeRosa (by proxy)
- 6E Lynda Bond
- 6G Sandra and John Bouchard
- 7A Joanne Morin
- 7B Gloria and Osama Al-Marsi
- 7C Ronald Martel (by proxy)
- 7D Joan and Al Kalil
- 7F Sylvie and William Brikiatis
- 8A Frank Lucas
- 8B Rose and James Lalumandier (by proxy)
- 8C Diane Ciccolini
- 8D Pat and Charles Summers
- 8E Connie and Jansen String
- 8F Melody Boulton (by proxy)

80.95% of owners present in person or by proxy constitutes a quorum.

2. Proof of notice for the Annual meeting completed.

3. Minutes from Last Year's Annual Meeting 7-21-18

The reading of the minutes was waived by the owners.

4. Reports of the Officers

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

5. Election of the Board of Directors

Al Kalil (7D) and Lynda Bond (6E) were reelected for two year terms.

Richard Gruslin (4A), John Bouchard (6F), and Jansen String (8E) were elected. Two of these members will be appointed for two year terms and one member will be appointed for a one year term.

Ron Jobel and Cheryl Pinard will continue with their terms on the Board.

6. Old Business

Decorating Committee - Summary is in the President's report.

Renovation of the pool kitchen is complete.

Renovation of hallways 2 through 8 will be completed in September.

Building - Summary is in the President's report.

EIFS repair and painting - Masonry Tech will correct faulty work at no charge. The inspection and repair of the caulking is additional work and will be charged.

Railings - Alpha Energy Services are repairing the railings.

Trash pickup in June, July, and August will be three times a week due to increased volume of trash at this time.

6A Deck ceiling will be replaced. Owner requests Board member to be present during entry into his Unit.

7C Water leak - The Board will hire Joe Leisure from J & L Engineering. Joe Leisure is replacing Jay Moran who is retiring. Joe Leisure will evaluate the water leak in 7C. The Board will follow through with his recommendations.

Water leaks in 5E, 8A, 4B,3B. Repairs will require a man lift and access into the Units. 5E requests that a Board member be present when the Unit is entered for repairs.

Water leak in trash room is suspected to be due to condensation from a water pipe during humid weather.

The Pool heater and condensing unit problems were discussed including a new compressor and changing the system to a salt water pool. The Board will investigate this further.

Sand in the pool is an issue. Request made that all shower before entering the pool.

7. New Business

Volunteers - Summary is in the President's report.

Chrystalla Martin (3F) has volunteered to update the website data.

Contracts - Summary is in the President's report

Quorum requirements for Board meetings - Summary is in the President's report.

Discussion to consider decreasing the number of Board of Directors needed to meet quorum to have Board meetings. Additional Board of Directors have been voted in this year. With seven Board members, the quorum of four is doable. Discussion was ended.

Master key - Discussion regarding who should keep the master key. The Association President shall have a master key. The Board members will no longer have this responsibility. Dirigo and a local locksmith will have the master key. Additional options were discussed including: give unit key to a neighbor, lock box with a key on the storage area with access to building by cell phone and intercom, keyless locks

The Association owns the doors and locks and will work on any lock that is not working. Rekeying is the responsibility of the owners.

Discussion regarding Dirigo's responsibility when a lock out occurs. Improved communication is requested.

Renovations of the lobby - will be initiated at a future date. Both the lobby and pool area will require further investigation to assess the needed improvements.

Treasurer's request - For owners using auto pay, please ensure that each year the processing of the payment is renewed.

All owners should send a copy of their unit's Insurance to the Treasurer.

Telephone Call Box - Cheryl Pinard is the contact person to change the telephone number for each unit. There is one telephone number only for each unit.

In Case of Emergency List - Discussion for Emergency Contacts to be available on the website. The Board will consider updating the website directory with Emergency Contact information. More discussion will follow at the upcoming Board meetings.

Pool rules - Owners and tenants must abide by the pool rules. Discussion to consider changing the location of the pool rules to ensure that they are more visible. No glass is allowed in the pool area.

Pavers - The pavers on the path going to the beach have become dislodged. The landscapers will be asked to correct this.

Building Internet Contract - A building wide contract for internet and cable was discussed. Other condominium buildings have incorporated Association contract expense into the Association fees at great savings for the owners. There is a question if WiFi transmission is possible across our building due to the metal studding of the structure. Further investigation will begin with a report of the findings presented to the Board.

Cleaners - A request was made to ensure that the cleaners do a better job vacuuming the hallways. There was a problem with glass in the hallways after the cleaners had completed their vacuuming.

Thank you to Paul Bonneau for all of his help with caring for Seascape. The Association wishes him all the best.

Budget and Assessment Approval

Treasurer Pinard presented the proposed Budget. The monthly Association fees do not need to change. There is no assessment. There was an \$18,000 surplus of funds as of June 30, 2019.

The Budget was approved. The surplus money was approved to be transferred to the Reserve Fund.

Adjournment

Respectfully submitted

Lynda Bond, Secretary