

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
10-16-20**

Board of Directors present: Al Kalil, Cheryl Pinard, Richard Gruslin, John Bouchard, Brenda Fontaine, and Lynda Bond. Jansen String absent. Dirigo representative Al Baron was present. The meeting was held via Zoom due to COVID 19.

MINUTES

The minutes for the 9-18-20 Board Meeting were accepted.

NEW BUSINESS

Recording of Minutes

Motion to record voting to include the directors who make the motion and second the motion, and how each director votes for the motion. Motion made by Al Kalil. Motion did not pass. Two for and four against.

Heating of the Common Areas

Al Baron reported that Titan Mechanical recommended the same roof top heating system replacement as Johnson and Jordan but at higher price. Motion to purchase replacement roof top heating system for \$49,283 from Johnson and Jordan, Inc. Motion made by Al Kalil. Motion carried.

7C Water Leak

Engineer Joe Leasure inspected 7C during heavy rainfall with minimal wind on 10-13-20. There was no moisture found. It is suspected that both heavy rain and high wind are needed for water infiltration to occur in 7C. Joe Leasure's current theory for the leak in 7C is:

“that the water infiltration/leaking is occurring primarily at the deck guardrail connection to the EIFS wall. The building moves during high winds which could be opening cracks/points of entry (that may not be visible) which is impossible to re-create with testing. In addition, the high winds create driving rain which forces water into any open cracks. There is evidence of water damage localized at the 2-2x6 backers in the wall where the guardrail connects. The guardrail connection was caulked recently (amongst other penetrations that were caulked such as the concrete deck penetration,

perpendicular wall seams, and an electrical outlet box in the unit above and adjacent to 7C) as a directive after we reviewed the wall from both sides at the 7th and 8th floors. This may have solved the leaking. However, we will stay on track to review the next “perfect storm”.”

Welder Accidental Damage to Parked Cars

The insurance reimbursement for the damages done to the parked cars is complete.

Elevator Floor

New flooring will be installed in January or February. It will take two days to complete.

Lobby Renovations

The damaged sheet rock has been repaired. A new heater has been installed in the lobby. The lobby will be painted in the near future.

COVID 19

Discussion to purchase hand sanitizer for the lobby. Al Baron will investigate.

Parking

Discussion regarding guest pass for overflow parking area.

NEW BUSINESS

Building and Gate Security

Motion made to not to rekey the building and gates. Motion made by Al Kalil. Motion passed with four for and two against.

Discussion regarding digital lock for gate.

Discussion regarding security system for the building.

Lock Out Prevention

Suggestion for owners and tenants to have a lock box secured to their storage unit with a spare key to prevent a lock out situation.

FINANCIAL REVIEW

Treasurer Pinard discussed the financials.

NEXT MEETING

January 8,2021 at 10:00

Respectfully submitted,

Lynda Bond, Secretary