Seascape at Grand Beach Condominium Association
Board of Directors Meeting
3-26-21

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

MINUTES
The minutes for the 10-16-20 Board meeting were accepted

OLD BUSINESS

7C Water Leak
Engineer Joe Leasure presented his report for the water leak in 7C. The report is attached with the Minutes.
The Board discussed the report. It was decided that Joe Leasure will complete a design recommended for the railing renovation of 7B and 8B. Lynda Bond will discuss the report with the owners of 7B, 7C, 8B, and 8C. Al Kalil also will discuss the plans with the owners of 7B.

Heating of the Common Areas
The installation of the replacement roof top heating system by Johnson and Jordan, Inc is currently being done.

Elevator Floor
New flooring has been installed in the elevator.

Lobby Renovations
The lobby renovations were completed.
The walls of the outer and inner lobby were repaired and repainted.
The hallway to the beach was painted and the linoleum floor was replaced with tile flooring.
The walls of the back stairwell from the hall to the first landing of the second floor were repaired and painted. The door to the beach was repaired and painted.
The stress cracks of the walls of the pool were repaired. The pool area walls were painted with replacement and painting of all damaged baseboards. The ceiling of the pool area had two coats of a chemical resistant paint. One of the bathrooms walls were painted. The other bathroom had the trim painted.
The elevator was painted with a special paint to withstand trauma. Elevator blankets must be used to protect the walls of the elevator. Damages are at the unit owner's expense.

COVID 19
Building sanitizer has been placed in the lobby. Touch surfaces of the lobby are continued to be sanitized regularly. The Board elected not to place a sanitizer in the elevator.
There will not be a Barbecue at this year's Annual Meeting.
A tent will be rented again this year to allow socially distancing in an outdoor setting for the Annual Meeting.

NEW BUSINESS

Sixth Floor Wall Heater
The sixth floor wall heater was replaced.

Boardspace
Lynda Bond discussed Boardspace, a volunteer Board management software. Discussion will continue at the next meeting to allow time for further research into the software.

Water Leak 8D and 7D
Both 7D and 8D had water leaks causing staining of the carpet and ceilings. The sliding door was repaired. Painting and restoration of the carpet will not be started until further rain storms occur in order to ensure that the problem has been solved.

Gas Grills
The purchase of new gas grills was discussed. Richard Gruelsin and John Bouchard will investigate this purchase, delivery, and installation.

Water Leak 4B into 3B
There was an undetermined water leak between 4B and 3B which seems to have been a one time event.

FINANCIAL REVIEW
Treasurer Pinard discussed the financials.

NEXT MEETING
Pending Joe Leasure's report on the proposed railing renovations of 7B and 8B.

ADDENDUM
4-2-21

7C Water Leak
Lynda Bond moved that the Board investigate the wall of 8C in relation to the water leak in 7C, as discussed in the report by Joe Leasure. Al Kalil seconded. Motion did not pass. One for and six against.

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March 12, 2021

Seascape Condominium Board Members, Owners and Dirigo Management Company
221 East Grand
Old Orchard Beach, Maine 04064

Subject: Seascape Condominiums, 221 East Grand, Old Orchard Beach, Maine
Water Infiltration Investigation in Unit 7C – Observations/Conclusions

Dear All,

As you are aware, we visited the building on several occasions to review the existing conditions in Unit 7C at the Seascape Condominiums. The purpose of our review was to determine if we could locate the source of the water infiltration and/or develop a strategy to attempt to locate the water leak.

We understand that for a few years there has been water damage and/or moisture noticed on the interior finishes on the north wall near the north-east corner of unit 7C at the Seascape Condominium in Old Orchard Beach, Maine. We have information including report(s) of observations/findings and recommendations from James Moran, P.E. who had provided visual observations and performed water testing in October, 2018 in this area. The recommendations from Mr. Moran for Unit 7C as well as the adjacent Units 7B and 8B which are the abutting exterior balconies adjacent to unit 7C and the adjacent exterior balcony above that area respectively were to provide caulking of guardrail connection to the exterior walls and caulking of the horizontal joint where the balcony floor intersects with the exterior EIFS wall. We understand that this remediation was implemented shortly thereafter.

We visited Unit 7C originally with Dwayne from Masonry Tech Services responding to claims of water damage on 10/16/19 to review the existing conditions at the north wall. We understood that there was reported discoloration in this area post storm and high winds. There was no apparent water damage nor discoloration in the ceiling except for some peeling paint in an isolated area at the top of the wall. We also visited Unit 8B above and adjacent to the wall in Unit 7C and did not discover any noticeable entry points and/or potential sources of water infiltration. We understood and noticed during our visit that the balcony floor where it interfaces with the exterior EIFS wall had been re-caulked relatively recently. We recommended that the area should be reviewed again the following season.

There was a small access panel installed in the ceiling adjacent to the wall in Unit 7C. We visited Unit 7C post storm and observed through the access panel to determine if there was any evidence of water/moisture infiltration or sources of leaks. We opened the hatch and reviewed what we were able to observe and were unable to see a significant portion of the wall and structure. We noticed that there are two 8th floor beams that intersect near the corner where the water/moisture damage is occurring. We were unable to review the existing wall and structure sufficiently through the access panel. In addition, we understand that there had been prior attempts by Dirigo Management to review same which were inconclusive.

We recommended exposing a relatively large portion of the wall and ceiling by removing interior wall/ceiling finishes on the north wall of Unit 7C and ceiling above this area to allow post storm observations of the exterior wall, ceiling and structure. We also recommended that the storms should have relatively heavy sustained rainfall with high winds speeds when the damage/ indicators are being reported based on historical data provided by the owner of Unit 7C. Prior to these post storm visits we reviewed the balconies and guardrail interface with the exterior EIFS wall in Units 8B and 8C, adjacent to and above Unit 7C. Based on those visual observations, we recommended that the guardrail and balcony floor intersection with the exterior EIFS wall be caulked/re-sealed in Units 8C, 7B & 8B including an electrical outlet receptacle on the Unit 8B balcony. We understand that work had been completed shortly thereafter.

We performed three post storm surveys utilizing the larger access into the wall and ceiling to gather information including visual observation, photographs, videos and moisture meter readings. There is an existing steel stud along with some timber stud infill framing in the wall, located where the guardrail on the adjacent balcony of Unit 7B attaches to the opposite side of the wall. Most of the water damage observed on the interior face of the exterior EIFS wall and the elevated moisture content in the exterior EIFS wall system is located on both sides of the studs (i.e. backup wall framing for guardrail in 7B-see attached photos) for the full height of the wall. We suspect that the infiltration is occurring at the location of the guardrail connection to the wall in the adjacent Unit 7B. In addition, we suspect that the water infiltration is also occurring at the connection of the guardrail to the wall at the upper level in Unit 8B which would explain the water damage occurring at the upper portion of the wall in Unit 7C. We recommend that the interior wall finishes be removed in Unit 8C at the location of the guardrail connection on the balcony in the adjacent Unit 8B. The observations in the exposed exterior wall in Unit 8C should conclusively determine that the source of the water infiltration is at the guardrail connection to the wall. We also observed rusting of the top track of the steel stud wall and at the steel beams above the wall in Unit 7C, isolated primarily at the location above and below the guardrail connections to the EIFS wall which is consistent with our suspicion of the source of the water infiltration.

We visited the site three additional times during or shortly after rain storms and high winds to observe the wall/ceiling system and measure the moisture content in the EIFS wall. Our first of the three post storm visits were on Tuesday, October 13, 2020 at 7:15 p.m. There had been rain during the afternoon from approximately 3 p.m. to 6 p.m. with rainfall total for the day of 0.42" and with approximately 15 mph winds. We observed no evidence of standing water, leaks, or moisture in the wall/ceiling system of Unit 7C. The baseline moisture reading of 8.8% was taken at the same interior wall to allow a controlled sampling which accounts for changes with interior ambient conditions. The moisture reading in the exterior EIFS was a maximum of 13.8% for the height of the wall. We observed water drainage /staining around the backup wall framing at the guardrail connection.

Our second of the three site visits was on Monday, November 16, 2020 at 9:30 am. There was a storm on November 15, 2020, with the heaviest rainfall around 11:00 p.m. Rainfall on November 16th totaled 0.54" with approximately 25 mph winds. We observed no evidence of standing water, leaks, or moisture in the wall/ceiling system of Unit 7C. The baseline moisture reading was 9.6%. The moisture readings in the exterior EIFS wall were 13.5% to 14.7% maximum at the left and

right side of the full height of the wall except for at the guardrail connection elevation, where the moisture reading of the wall/ceiling system was 15.5%.

Our third visit was Monday, November 30, 2020 at 10:30 pm. The weather conditions were extremely windy with approximately 45 mph winds and the amount of total rainfall was 0.38". We discovered relatively unchanged conditions in the wall/ceiling except for the moisture content in the interior face of the exterior EIFS (gypsum panel portion) at the location at the top of the wall and at the location of the guardrail connection on the opposite side of the wall was elevated (+ 4% to 6%) compared to our last visit. The baseline moisture reading was 9.8%. There was not any standing water or leaks in the wall observed. In addition, the gypsum backing which is part of the exterior IEFS wall system, is losing its integrity and becoming "punky" at the location of the guardrail connection to the backup wall framing at approximately mid-height of the wall in Unit 7C

We opine that the water infiltration is occurring at the guardrail connection to the EIFS wall system at the adjacent balcony in Unit 7B as well as at the guardrail connection to the wall in Unit 8B above. We recommend exposing the interior wall in Unit 8C directly above where the wall in Unit 7C is exposed to attempt to determine conclusively that the water infiltration is occurring at the guardrail connections at the 7th and 8th floors. When wind and/or other lateral loads are imposed on the building structure, the building frame and wall system displaces laterally while the horizontal elements have a tendency to remain level, which could be causing movement of the guardrail relative to the exterior wall and compromising the connections of the guardrails to the EIFS wall system. Therefore, when the building experiences high winds, the movement could be more significant and potentially opening up the seals at the guardrail connections to the EIFS wall which allows water infiltration.

The top track of the light gauge stud wall as well as the steel beam above the wall have been exposed to moisture for an extended duration and are rusting. You will see in the photos attached below that the rusting light gauge wall top track and the water damage/staining of the exterior EIFS wall system caused by water infiltration appears to be confined to the vertical line of the guardrail connections. Therefore, as described above, the next logical step in our opinion is to expose the interior face of the exterior EIFS wall panels, light gauge stud wall, steel beam, and guardrail backup wall framing assembly in Unit 8C directly above where the wall is currently exposed in Unit 7C. We are hopeful that this proposed subsequent review will reinforce/confirm our suspicion/opinions regarding the source of this water infiltration.

If we conclude that the failed seal at the guardrail connection to the EIFS wall system is the source of the water infiltration, the remediation options are as follows:

1. Install an additional flexible sealant over the guardrail interface with the EIFS wall system, similar to a roofing boot for pipe penetrations (to be designed). This solution will potentially have to be re-caulked and/or sealed frequently to address break down of the sealant.
2. Expose and remediate the connection with isolators and additional sealants (to be designed).
3. Modify the existing guardrail at the location of the existing connection to the EIFS wall system by installing a vertical guardrail post fastened to the existing concrete balcony deck (to be designed) eliminating the guardrail connections to the EIFS wall system.

These options are listed in order of least expensive to most expensive. However, Option 3 is the preferred remediation as it will effectively eliminate any future infiltration of water at the location of guardrail. Whereas Option 1 and 2 will require continual maintenance to be effective. In addition, with all of the options, we recommend replacing a portion of the exterior EIFS wall system as it is clearly locally saturated and starting to deteriorate at the guardrail connections. This work could be included with the regular caulking/sealing program so that the man-lift will be available on site.

If you have any questions or require any additional technical assistance, please do not hesitate to call.

Sincerely,
L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
Principal