

**Seascape at Grand Beach Condominium Association Thirty First Annual
Meeting
July 17,2021**

Roll Call

Owners present

- 2A Cheryl and Robert Pinard
- 2B Doug and Dan Burns
- 2C Anita Fray (by proxy)
- 2D Mindy and Roger Smith (by proxy)
- 2E Cheryl and Robert Pinard
- 2F Katrina and Steve McCall
- 3A Joanne Alisop (by proxy)
- 3B Coreen and John Covino
- 3C Joan Coughlan
- 3D Shelly and Len Cole
- 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
- 4E Jean and Bill Jaquith
- 4F Pauline and Ray Pelletier (by proxy)
- 5B Pauline and Jim Salter (by proxy)
- 5C Julie and Paul Tobias (by proxy)
- 5D Robert and Charlene Bazinet
- 5E Faye Brickel / Marlene Minshall
- 5F Ron Jobel
- 6A Clare and Ron Kallenberg (by proxy)
- 6B Joanne Morin
- 6C Ken Ashley (by proxy)
- 6E Lynda Bond
- 6F Saundra and John Bouchard
- 7A Suzanne and Stephen Irish
- 7B Gloria and Osama Almasri
- 7C Adele and Roland Martel (by proxy)
- 7D Joan and Al Kalil
- 7E Tanya and Mark Johnson (by proxy)
- 7F Monique and Peter Della Cioppa
- 8A Frank and Lucimara Lucas (by proxy)
- 8B Rose and Jim Lalumander
- 8C Diane Ciccolini

8E Connie and Jansen String
8F Melody Boulton (by proxy)

92.9 % 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 7-18-20

The reading of the minutes was waived by the owners.

Al Kalil moved to accept last year's annual meeting minutes. Richard Gruslin seconded. Unanimous approval.

President's Report

The President's report was emailed to all owners prior to the meeting. The report was included in the meeting handouts that were given to all attending owners.

The President's Report is as follows:

Welcome.

Needless to say, this past year as was the previous , was challenging. Our major problem, as I understand ,as with many owners, was getting service people for repairs etc. Fortunately the few problems which could be considered emergencies were , with the help of our faithful vendors, came to our rescue. First, I would like to give our new owners a sincere Seascape welcome. They should soon realize the closeness and how helpful we can be.

Steve and Suzanne Irish 7A

Steve and Katrina McCall 2F.

I also want to acknowledge the selfless help of Sue and Rich Gruslin .They were both responsible for the directing of the newly painted elevator, lobbies and installation of the porcelain tile in both the elevator and rear hall planting and maintaining the flowers in front and rear of the building.

In addition to the normal ongoing repairs, servicing and constant monitoring of the mechanical areas , which I will address later. The issues of greater importance that were addressed, not necessarily in order of importance were:

Repairing, rebuilding and replacing ceiling sections on the balcony in unit 6A.

In addition to the previously mentioned hall and elevator refinishing, The pool deck was repainted as well as the ceiling, which we had done in a chemical resistant paint to reduce spotting splashes of pool water. Some of the pool room walls needed repainting, which was done. The perimeter fence and gates were sanded, primed and painted. A bit more rust removal and painting is on our agenda.

A 30 plus year old new rooftop heating system had to be replaced. After many delivery delays caused by Covid 19, we were finally able to replace it. After several adjustments and replacement of the pulley system, the loud and objectionable noise and overpowering volume of air that was produced, was cured. Fortunately, because the breakdown brought us through the winter, we were able to heat the halls with our recently updated more efficient individual hall units. Because of their efficiency, there was not the higher energy cost that we anticipated.

Water infiltrated a slider section in unit 8D, which caused water damage in unit 7D. After Window Tech repaired what they thought was the problem, and withstood several rain storms, we feel that problem has been solved.

We negotiated, what we felt was a favorable propane gas price of \$1.2275 per gal It was approximately \$0.13 higher than last year. An increase was expected. Our management co reported one of the buildings that they manage just signed for \$2.08 per gal.

Water infiltration in unit 7C. First, I want to express my appreciation of Roland and Adele Martel for their help and extreme patience in what has been a terrible inconvenience and ordeal. We finally, after consulting with our second structural engineer , the help of the Martels, coordination of a contractor who opened up a large section of wall and ceiling to observe during a particular direction and velocity of a driving rain and engineers input, an extraordinary effort by Lynda Bond must be acknowledged. We are in the final phase of completion which entails severing and reinforcing the balcony railing.

In our New Business segment of this meeting, several issues from both the Board and Owners will be entertained.

We are in the process of adding to our website a brief printed synopsis of major guidelines for owners who lease their units and those who are selling their units to download for distribution to their tenants and for their realtors to make copies to hand out to whoever they feel are serious buyers.

Unfortunately, many do not read all of our Rules and Regulations. This should simplify and eliminate the ignorance of some of what we feel are important. Might not be such a bad idea for all to remind ourselves of the simple efforts which saves us a lot of grief. Perfect examples are our few

instances of not respecting the limitations of our trash compactor. IE Styrofoam, cardboard, vacuum cleaner bags, cat litter bags and non garbage items.

We have installed emergency exit lights in both garage areas, We are now in compliance with OOB safety code.

We purchased two Weber gas grills.

We have had complaints from owners that some of their guests felt intruded upon when approached by an owner who did not recognize them.

If they were guests, how could they be recognized? I am certain, asking might have been offered as a friendly gesture. Unfortunately, in today's social climate, that method of cordiality is not appreciated. Perhaps a simple " hello, hope you are enjoying your visit "may produce a favorable response. I really don't know the most effective non intrusive way. Just be careful.

Extremely important is the sudden installation of Heat Pump/AC units. Because we have very limited experience our mandates are ever changing as a particular incident arises. We try to update installation regulations as frequently as we can. Please refer to the website and be certain to have your installation contractor provide us with a very detailed plan for installation. Depending on the type of installation, the number and positioning of the cooling heads, be it surface mounted or set into the ceiling can change with every installation. In one instance that we know of, the contractor wisely alerted us of the need to drill through a structural steel beam. After, at the owners expense our structural engineer told the contractor exactly where and what size hole that can be drilled. We will continue this discussion and discuss any issues you may need clarification on.

Thank You for your continued help and support. Please join us at our Bar B Q later today.

Stay safe and be Blessed.

al kalil

President Kalil also welcomed Doug and Dan Burns to the ownership of Unit 2B. President Kalil thanked Kate Kiggins for putting the owner information into the website and Ron Jobel for his work on the website.

Secretary's Report for 2020/2021

The Secretary's report was emailed to all owners prior to the meeting. The report was included in the meeting handouts that were given to all attending owners.

The Secretary's report is as follows:

The Minutes for the Thirty First Annual Meeting held on 7-18-20 were emailed to all owners.

The Board of Directors has met six times since the last annual meeting. These meetings were held by Zoom due to the restrictions of COVID19. Minutes of the meetings were submitted to the Board members. The completed projects and major issues for the year will be reviewed by

President Al Kalil in his Report for the 2020-2021 Fiscal Year.

As required by the State of Maine, all owners will have received electronic notification of the

Thirty Second Annual Meeting by 7-3-21. This notification includes:

1. Proxy statement for those who could not attend the meeting.
2. Treasurer's report.
3. Proposed budget for 2021-2022
4. Request for volunteers to run for the Board of Directors election.
5. Election of Board of Directors: Al Kalil, John Bouchard, and Lynda Bond would like to continue on the Board of Directors.

Please contact me if you have not received any of these items.

Respectfully submitted,
Lynda Bond, Secretary

CAPITAL PROJECTS

There were no capital projects.

OLD BUSINESS

Heat Pumps

Discussion regarding the installation of heat pumps.

An engineer is required to give an opinion for the drilling into the steel structure of the building.

It is also required that a plan for the installation of the heat pump be submitted to the Board for review.

Water Infiltration in 7C

Discussion regarding the investigation of the water infiltration of 7C.

The recommendations of the engineer were discussed. It has been assessed that the railing - wall interface is the issue for the water infiltration. The railings of 8B and 7B will be modified. These railing modifications will not be attaching to the wall but will be stabilized on the deck. Masonry Tech will do the repairs for the walls and the EIFS.

NEW BUSINESS

Smoke Free Building -

Al Baron discussed the procedure to become a smoke free building.

An attorney will need to be involved. It is required that 66% of owners vote in approval. With approval of a no smoking building, all present owners who are smokers will be grandfathered in so smoking can be continued in their units. All new owners will have no smoking in their units. An additional Rule can be created to attach a fine if smoking were to occur where no smoking is required. A straw pole was conducted to assess if the Board should proceed to hire an attorney to start the procedure for a smoke free building. The vote passed with 25 out of 35 owners voting their approval.

The Board will proceed to investigate the protocol to achieve a smoke free building.

Inter Personal Communications and Communication Regarding Assistance Animals

Discussion regarding communication with people that we do not know.

It is best to be friendly and pleasant unless the person is breaking the Association Rules. If this is the case, then correction is warranted.

Discussion regarding assistance animals.

Both owners and tenants can have assistance animals. These animals perform a variety of tasks. Owners can ask if the animal is an assistance animal. Owners can also ask what the animal has been trained to do for assistance. The animal must be leashed while on the premise unless the service prevents this.

Ron Jobel reviewed two incidents with his tenants with owners that had inappropriate communication and resulted in uncomfortable situations.

All owners must be cognizant of the Association Rules. Owners must be respectful of all people in the building and understand the accepted status of Assistance Animals.

Pet Registration and Pet Registration Documentation on the Website

Lynda Bond discussed pet registration for all pets owned by owners and all assistance animals owned by owners, tenants, and guests. Pet registration is to ensure safety for all owners, tenants, guests, and pets. A website pet

registration was discussed. This would allow better communication among owners regarding the pets in the building.

Structure of the building

Al Baron discussed the structure of the Seascope building in reference to the tragedy that occurred in Surfside, Florida with the collapse of the Champlain Towers South condominium. The construction of Seascope is different than the Florida building. There are many pilings that the steel frame of the building is set on. The soil that the building is on is also not like the sand that Champlain Towers South was built on.

Inspections of the building would require in depth testing of the deep structures of the building.

The Board will investigate the options to investigate the structural integrity of the building.

Overflow Parking

Richard Gruslin discussed the concerns with managing the overflow parking. Presently each unit has two parking spaces and two parking passes for the overflow parking.

New parking passes for the overflow area will be issued with the unit number on the pass. Vendors should place the unit number they are working at on their dash in case their car needs to be moved.

The overflow parking will be monitored. Warnings will be issued for violators. If the offending car is not moved, the car will be towed.

Discussion regarding how to accommodate parking for owners who are having large gatherings.

Parking lot

Parking lot numbers will be repainted this fall.

Discussion regarding repaving parking lot.

Overgrown Trees

Landscapers could prune back the overgrown trees. This will allow better sight distance when leaving parking area

General Topics that were Discussed:

Cement blocks on walkway going to the beach were replaced with different colors. Discussion how to move these so they are less noticeable.

Vandalism in building is a concern - No smoking sign have been removed for the past two summers.

Sand in the pool can be prevented by using the foot bath and outdoor shower. There are signs posted for this recommendation.

There is a break in the electric power to the beach lights on the posts. An electrician will be scheduled to repair this.

The building maintenance company can wash decks and outdoor furniture for owners if they need this service done.

Window washing is scheduled for the first week of August.

An estimate is requested to have the parking lot repaved. The present estimate in the Budget is not accurate.

Jim Laudamer has requested the management contract to review.

John Covino has volunteered to supervise any drilling into the steel structure of the building for heat pump installation.

Thank you

The owners would like to thank Richard Gruslin for all the work that he has does while on the Board.

The owners would also like to express appreciation for all the work that Al Kalil does for the building.

TREASURER'S REPORT

Treasurer Pinard discussed the financial report.

Al Kalil moved to accept the Budget for 2021/2022. Seconded by John Bouchard. Unanimously approved.

Al Kalil moved to transfer excess funds into the Reserve Fund. Seconded by Richard Gruslin. Unanimously approved.

ELECTION OF BOARD OF DIRECTORS

Al Kalil (7D), John Bouchard (6F), and Lynda Bond(6E) were on the ballot for four Board positions. John Bouchard nominated Al Kalil and Richard Gruslin seconded. Motion carried. Al Kalil nominated John Bouchard and Richard Gruslin seconded. Motion carried. Al Kalil nominated Lynda Bond. Richard Gruslin seconded. Motion carried.

Al Kalil nominated Kate Kiggins (3E) to be on the Board of Directors. Richard Gruslin seconded. Motion carried.

Bob Bazinet enacted the vote for the four Board positions.

Cheryl Pinard (2A and 2E), Jansen String (8E), and Brenda Fontaine (4C) will continue their terms on the Board.

Adjournment

Al Kalil made a motion to adjourn the meeting. Ron Jobel seconded the motion. The meeting was adjourned at 11:15 pm.

Respectfully submitted by,
Lynda Bond, Secretary

