

Seascape at Grand Beach Condominium Association
Board of Directors Meeting
10-8-21

Board of Directors present: Al Kalil, John Bouchard, Brenda Fontaine, Jansen String, and Lynda Bond. Cheryl Pinard and Kate Kiggins were absent.

Owners Richard Gruslin (4A), Jim Lalumandier (8B), and Katrina McHall 2F were present.

MINUTES

The minutes for the 9-10-21 Board Meeting were accepted.

OLD BUSINESS

Roof Inspection

The roof inspection has been completed. There is no evidence of water infiltration. There are some slits in the rubber from the birds dropping shells on the roof. An estimate for repairs is pending.

Signage for the overflow parking

The Board is searching for a sign painter to have the towing company's telephone number included on the sign in the overflow parking area.

The Board reviewed previous Board meeting minutes regarding adding a towing sign in the main parking area. The Board previously discussed this topic and made the decision that this was not a necessary addition.

Water Infiltration in 7C

Lynda Bond reports Joe Leasure has concluded that 8B's deck channel penetration point at the EIFS wall appears to be the source of the water infiltration into 7C. Joe Leasure has worked with Masonry Tech to construct three separate defenses against the water intrusion at the channel. He recommends both the channel and the guardrail be maintained (re-caulked) periodically.

The dry wall contractor has caused some scratches on the floor of 7C. He agrees to repair the damages and to apply a coat of polyurethane.

The Board discussed monitoring the wall in 7C during the high rain and high winds of the fall and early winter months to ensure that the wall is dry. The room will then be painted and then the floor will be repaired.

Al Kalil moved that 7C will be monitored for water infiltration during the upcoming months of high winds and high rains to confirm that the repairs made to 8B's deck channel have solved the problem of water infiltration into 7C. If there is no evidence of water infiltration, the room will be painted. The scratches to the floor will then be sanded and a coat of polyurethane will be applied by the dry wall contractor at his expense. The owners of 7C will remove the furniture from the room prior to the painting and floor work. Brenda Fontaine seconded. The motion passed unanimously.

7C Requests

Roland and Adele Martel, owners of 7C are requesting that the floor next to the slider in one of the bedrooms be repaired. The floor was damaged by water infiltration at the old

sliders, prior to the new sliders being installed. The issue was not pursued by the Martels due to the ongoing investigation of the water infiltration in the wall of that same room. The Board elects not to pursue this matter due to the time lapse from the original incident.

7B Side Railing Repair

The side railing of 7B was repaired by Cumberland Iron Works.

Smoke Free Building

Al Baron is contacting the lawyer regarding the protocol to become a smoke free building. The Board discussed smoking being permitted in the overflow area.

Parking Area Tree Trimming

The parking area tree trimming has been postponed to the spring due to scheduling delays.

Parking Lot Seal Coating and Repainting the Numbers

The parking lot seal coating and number repainting has been postponed to the spring due to scheduling issues resulting from the man lift being in the parking area while Masonry Tech and Cumberland Iron Works were doing their work on the building.

Cement Blocks on the Walkway to the Beach

The cement blocks on the walkway to the beach has been postponed to the spring due to scheduling delays.

Dryer Vent Inspection

The six air ducts were cleaned on 10-8-21.

An email will be sent to all owners with the company's contact information, should they wish to have their unit's dryer vents cleaned.

Replacement of Beach Front Benches

Jansen String is investigating purchasing new beach front benches from the City of Old Orchard.

Railing Concerns 4B

Masonry Tech insert a camera inside 4B's EIFS and confirmed that the railing was attached to the building.

4B Requests

The Board would like to have the President of the Board write a letter stating that the repairs to 4B's unit are complete and sound. A Board member will contact the owner of 4B to discuss this.

Seascape Newsletter

There has been a concern expressed that not everyone wants to receive the newsletter email. The Board discussed that anyone not wanting to receive the newsletter email can delete it.

The following information will be included in the Communications section of the website. "The Board of Directors has the right and the duty to transmit information regarding building issues to all owners. Deleting or redacting any part of the communication for selective mailing is not an option."

Elevator Door

The elevator door has been repaired.

Balcony ceiling repair on 6E

The Board will confirm that 6E's balcony ceiling has been repaired.

NEW BUSINESS

Rust on Railings

Masonry Tech has repaired 15 to 20 railings with rust.

Hallway Rug Cleaning

The hallway rugs will be cleaned on 11-8-21.

At that time the lobby floor will be scrubbed and steam cleaned.

Future Projects for Masonry Tech

The following are projects for Masonry Tech:

- Replace caulking around the outside of the pool
- Repair the rusting around both gates
- Repair a fence post that was hit by a car

Cleaning of the Building

Discussion regarding concerns for the cleaning of the building.

Al Kaili will meet with Huntington Cleaning and Painting to review the cleaning tasks.

More frequent cleaning of the floors and rugs was discussed.

Brenda Fontaine will investigate other commercial cleaners for the floor in the lobby pending the results of the cleaning on 11-8-21.

The yellow floor cleaning signs will be removed.

EIFS damage on 4A

The hole in the EIFS of 4A's balcony has been repaired.

Keyless Door Locks for Units

Keyless door locks for units will be discussed at the next annual meeting. Presently all door locks are to be the same. Any owner that is not in compliance is on notice that a decision will be made at the annual meeting.

Building Tour for All Owners

Jansen String will schedule a building tour for all owners. This will ensure that everyone understands the inner workings of their home.

Christmas Party

The Christmas party is being organized.

Building Management

The Board has received owners notification of areas of concern with the maintenance of the building. A discussion followed regarding the management of the building. The contract with Dirigo Management will be sent to the Board. Al Baron will be requested to attend the next Board meeting to review the details of the contract.

Assistant to the Treasurer

Jim Lalumandier will be assisting Treasurer Cheryl Pinard.

NEXT MEETING

12-3-21 at 9:00 in the Pool Room and via Zoom

ADJOURNMENT

Al Kalil moved to adjourn. John Bouchard seconded. Motion carried unanimously.

Respectfully submitted by;

Lynda Bond
Secretary

ADDENDUM

via Email from Al Kalil on 10-12-21

Elevator Door

Due to continued malfunction, the elevator curtain closing system was upgraded. An infrared door detector was installed. The chance of the door coming into contact with a passenger is eliminated because it prevents closing and will immediately open when needed.

Railing Concerns 4B

Masonry Tech confirmed that there was no evidence of water infiltration around the railing and EIFS. The caulking was intact and tight. The coating on the EIFS was not breached.