

**Seascope at Grand Beach Condominium Association  
Board of Directors Meeting  
2-18-22**

The Meeting was held via Zoom.

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

Manager Al Baran from Dirigo Management was present.

Owners Present: Stephen Irish (7A), Jeanne Elliott (3C), Shelly Cole (3D), Diane Ciccolini (8C), and Ron Kallenberg (6A)

**MINUTES**

The minutes for the 12-10-21 Board Meeting were accepted.

**MANAGER'S REPORT**

Al Baran's report is attached at the end of the Minutes.

**WITH SYMPATHY**

Al Kalil expressed the Board's sympathy for the recent passing of Roger Smith to Mindy and the Smith Family. Roger will be greatly missed at Seascope.

**OLD BUSINESS**

**Water Infiltration in 7C**

Roland Martel's contractor painted the room.

The drywall contractor has repaired the area of the floor that he damaged.

The Association sent a sympathy card to Joe Leasure for the passing of his Dad.

Huntington Cleaning and Painting will remove the dust from 7C now that the work has been completed.

Al Kalil thanked all involved in rectifying the water infiltration in 7C. Roland and Adele Martel have patiently been waiting for the resolution of this problem in their unit. Thank you also to Osama and Gloria Al-Marsi (7B), Jim and Rose Lalumandier (8B), Diane Ciccolini (8C), and Board member Lynda Bond.

**Heating of the Common Areas**

The roof top heaters are now working. All floors have a steady temperature of 68 to 70 degrees in the hallways.

New actuators have been ordered for the first, second, and third floors. Actuators open and close the louvers. Presently these floors louvers are in the open position. Once these actuators are replaced these louvers will be able to open and close, allowing the heat into the hallway or preventing the heat from escaping.

There is a loud noise heard on the eighth floor when the burners start. The exhaust fans also cause a vibration heard on the seventh floor. Both are part of the system and cannot be changed.

Jansen String thanked Al Kalil for all the work he has done to ensure this project was successfully completed.

### **Outside Trash Room Door Replacement**

The outside trash room door has been replaced. The door has an automatic locking system and a stainless steel strip the length of the door to prevent damage to the door.

### **Inner Lobby Stationary Door**

The automatic flush bolts on the inner stationary door have been installed. The bolts will automatically close when the door is returned to its stationary position.

Additional repairs were required for problem with another part. The inner lobby stationary door is now working well with the additional changes to improve the building security.

### **Replacement of Beach Front Benches**

Jansen String has contacted the Old Orchard Beach Department of Public Works. However, obtaining benches from the City does seem complicated. Jansen plans to investigate other options for benches that are similar to what we presently have.

### **Smoke Free Building**

Cheryl Pinard has contacted the attorney.

The Declaration will need to be modified. This requires an owners' approval of 66.7%. A new rule in the Rules and Regulations will need to be written.

The attorney has given the Board three other condo Association's templates for a smoke free building to review. Al Baran says Dirigo manages one of these Associations. Al Baran mentioned that the Grand Atlantic is a smoke free building and that Cheryl Pinard could investigate that also.

Discussion regarding the definition of smoking. The Board agrees that marijuana is included unless there is a legal prescription requiring the individual to smoke the medication of marijuana.

Discussion if present owners who smoke are grandfathered in should the building become smoke free. This would not be transferred to new owners of the unit.

Discussion regarding fines.

Kate Kiggins moved to have Cheryl Pinnard consult with the attorney to develop two proposals for a smoke free building for the Annual Meeting; one to include that owners who presently smoke will be grandfathered in and the second to have no smoking anywhere in the building. Seconded by Al Kalil. Unanimously approved.

## **NEW BUSINESS**

### **Water Staining in Unit 4D**

The bathroom ceiling in Unit 4D had a water stain that has been resolved with tightening and sealing 5D's bathtub escutcheon plate. 4D's ceiling has been painted.

### **Pool Room Door**

The pool room door was not closing well. There was a faulty part that has been replaced. The part was under warranty so there is no charge. The repair person was working on the front door, so there is no service charge. The pool room door is now working well and there was no charge for the repairs.

### **Hallway Temperature**

Al Kalil discussed that hallway thermostats can be programmed to decrease the temperature during the evening hours of 8:00 pm to 6:00 am. Previously Al Kalil was doing this manually.

The Board agreed that Al Kalil should proceed with the plan to program the thermostats.

## **FINANCIALS**

Cheryl Pinard discussed the financials.

## **OWNERS FORUM**

No discussion.

## **NEXT MEETING**

Next meeting will be announced pending the correspondence with the attorney.

## **ADJOURNMENT**

John Bouchard moved to adjourn. Jansen String seconded. Motion carried unanimously.

Respectfully submitted by;

Lynda Bond  
Secretary

## **MANAGER'S REPORT FROM AL BARAN**

As requested by the Board at your last meeting, following is a list of the dates I was at Seascapes to conduct an inspection of the Common Areas and on some occasions, follow up with a vendor, or on an issue at the property.

December 6, 2021, Inspection

December 14, 2021, Inspection

December 21, 2021, Inspection

December 28, 2021, Inspection

January, 4, 2022, Inspection

January, 10, 2022, Inspection

January, 17, 2022, Inspection

January, 25, 2022, Inspection

February 1, 2022, Inspection

February 7, 2022, Inspection

February 11, 2022, Inspection

February, 17, 2022, Inspection and follow up on the freeze up of one of your propane delivery hoods on the lawn. Fielding's Propane reported this to me on Tuesday, as they were only able to deliver to one of your two tanks. I looked at this today and the warmer temperatures have thawed all 3 hoods out, so deliveries can continue. One tank was 70% full and the other 40%, so you were in no danger of running out. Fielding's will deliver next week.

In addition to the dates above, I was at the building 3 additional times to meet with Johnson and Jordan regarding the follow up programming needed to ensure smooth operation of the new rooftop heating system. This also involved many follow up calls to various people at J and J, but in the end there was no cost to Seascope and after the replacement of a few worn out existing parts the system appears to be operating as planned.

On February 8<sup>th</sup>, DMC got a call from an owner reporting that there was water on the floor in the storage locker on the south side of the building and a quantity of water on the floor. I was in the area and happened to meet Richard Gruslin, who was on his way in as I arrived. We investigated and found the main flow of water had stopped but was still dripping from the emergency light on the ceiling. We took it apart to dry it out and it resumed operation shortly thereafter. Richard noted that there had been a one time, somewhat mysterious, leak in the same area a while back. To be sure, I checked the Unit above, Cheryl's to ensure the Unit was dry, which it was. He mopped up the water as well. My only assumption is that maybe a drain pipe became overloaded with and somehow water came out of a vent or breather pipe. The total amount of water on the floor was probably around 2 gallons. I have checked that area several times since, and it has been dry.

On a lesser note concerning a leak, I happened to notice a small drip from a faucet in the pool equipment room about 2 weeks ago. It was causing the floor to be damp, so I called Ledgewater Pools. They have since addressed this matter and the floor was dry today.

The new self-locking mechanism was installed on the left hand entry door today, which should greatly improve building security. The new trash room doors installed 2 weeks ago loom great and to me call out the need for some minor repair work to the walls and trim in that room.

I will be happy to report on any other matters or questions any of you have during tomorrow's meeting.

Have a great evening.

Al Baran

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