

Seascape at Grand Beach Condominium Association Board of Directors Meeting 6-17-22

The Meeting was held via Zoom.

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

Manager Al Baron from Dirigo Management

Owners Present: Pauline Pelletier (4F), Diane Ciccolini (8C), Joanne Morin (6B), Corrine Covino (3B)

MINUTES

Al Kalil moved to accept the minutes for the 2-18-22 Board Meeting. John Bouchard seconded. Unanimously approved.

OLD BUSINESS

Water Infiltration in 7C

Huntington Cleaning and Painting has cleaned Unit 7C.

This project is now completed.

Replacement of Beach Front Benches

Jansen String discussed his research for new beach front benches.

Al Kalil moved to purchase two replacement beach front benches. Brenda Fontaine seconded. Unanimously approved.

Smoke Free Building

Cheryl Pinard discussed the non smoking policy that the Association's attorney has prepared.

Al Kalil moved to accept the policy outlined by the Association's attorney and to propose the smoke free building policy at the Annual Meeting in order to modify the Condominium documents. John Bouchard seconded. Unanimously approved.

Cheryl Pinard will contact the attorney to prepare a directed proxy for voting on the policy at the Annual Meeting.

Outside Trash Room Door

The new trash room doors have been primed and painted.

Signage for the overflow parking

Two signs have been placed in the overflow parking area stating no unauthorized parking and the contact information for the towing company.

Thank you to Susan and Richard Gruslin

Susan and Richard have once again beautified the front of the building with plants and flowers. We all appreciate their hard work.

Some new pots have been purchased for the plantings.

Parking Area Tree Trimming

The overflow parking area has had some tree trimming which has created an additional parking spot.

Cement Blocks on the Walkway to the Beach (Cost Saving)

The quote to replace the pavers was \$7,000. For cost saving reason, Al Kalil had the pavers pressure washed and had the ground crew edge the overgrown grass. The cracks were filled in with stone dust. This cost \$1,080.

NEW BUSINESS

Propane Contract for 2022 / 2023

Al Kalil has contracted with Fielding Oil to pay \$1.64 per gallon regardless of amount purchased.

Rust on Railings of 3B and 4C

Units 3B and 4C have rust on their railings. Previous workmen had not primed the railing prior to painting. Masonry Tech will sand, prime, paint, and top coat these railings.

General Building Maintenance Projects

A hook has been installed for the foot cleaning hose.

Various metal areas around the building were primed and painted.

The garage doors were power washed to clean and remove cobwebs.

The point where the walkway to the beach and the boardwalk sand meet will be modified to create a level transition.

Annual Meeting Preparation

The Board decided not to have the Wine and Cheese Party on the evening prior to the Annual Meeting due to COVID concerns.

The BBQ will follow the Annual Meeting.

The tent has been ordered for the meeting.

Volunteers are needed to set up the tables and chairs.

There are three Board seats that are open this year for election. Brenda Fontaine and Jansen String are on the ballot. Cheryl Pinard will be stepping down from the Board this year. Al Kalil will send an email to the owners for Board Member nominations.

Thank you to Cheryl Pinard

The Board thanked Cheryl for her extensive work as a Board member and as Treasurer for the Association. She will be missed.

Association Dues

The Board discussed the increased cost for maintaining the building.

Lynda Bond moved to increase the Association dues by 10% to be allocated to the Reserve Fund. Al Kalil seconded. Unanimously approved.

Unit Door Key Access

Brenda Fontaine discussed keyless entry for the building units. She will discuss this at the Annual Meeting. Presently the building documents require that all exterior unit doors have the same appearance. Acquiring keyless entry will require changing the building documents.

Pet Rule Change Proposal

Kate Kiggins discussed the Association's Rule stating that owners only are to have pets in the building. Renters and guests are not permitted to have pets. Kate discussed changing the Rules to allow pets of owners' family and guests to visit the building for up to seven days. Kate will make a proposal to be discussed at the Annual Meeting.

Window Cleaning (Cost Saving)

Al Kalil moved to have the windows cleaned every other year. Brenda Fontaine seconded. Motion approved with six for and one against.

Hallway Temperature (Cost Saving)

Al Kalil moved to have the hallway temperature at 68 degrees from 8:00 am to 8:00 pm and at 65 degrees from 8:00 pm to 8:00 am. Kate Kiggins seconded. Unanimously approved.

Pool Water Temperature (Cost Saving)

The Board discussed lowering the temperature of the pool water by 2 degrees. Although there would be cost savings, the Board has elected not to pursue this option.

Roof Fans (Cost Savings)

The roof fans control the fans in the bathrooms, kitchens, and dryers. These fans are turned off from 10:00 pm to 7:30 am.

FINANCIALS

Cheryl Pinard discussed the financials.

OWNER'S FORUM

Diane Ciccolini (8C) wrote:

"Several people have suggested that for the upcoming annual meeting each Board member give a brief statement and update of:1). Current projects, completed projects and committee work,And2). Any plans for projects for the next year.

I would appreciate it if the Board would add this suggestion to the annual meeting agenda for 2022.

This request should carry for future annual meetings at the SeaScape."

ADJOURNMENT

Al Kalil moved to adjourn. Brenda Fontaine seconded. Unanimously approved.

Respectfully submitted,

Lynda Bond
Secretary