

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
8-12-22**

The Meeting was held via Zoom.

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

Manager Al Baron from Dirigo Management was present.

Owners Present: John Covino (3B), Jared Blum (3E), Chrys Martin (3F), Pauline Pelletier (4F), Ron Kalenberg (6A), Mark Johnson (7E), Diane Ciccolini (8C), Joanne Morin (6B)

MINUTES

Brenda Fontaine moved to accept the minutes for the 6-17-22 Board Meeting. Al Kalil seconded. Unanimously approved.

OLD BUSINESS

Window Cleaning

Kate Kiggins moved to rescind the decision of the 6-17-22 Board meeting to have the windows cleaned every other year. Jansen String seconded. Motion is lost due to a tie; 3 for and 3 against.

Unit Door Key Access

Brenda Fontaine moved to approve the brass Schlage keyless/key condo lock system **Schlage Model # SCBE365F-PLY-505** for the owners who choose to upgrade. Owners can choose their vendor but they NEED TO CHOOSE THE ABOVE APPROVED PRODUCT. Al Kalil seconded. Unanimously approved.

Al Kalil reviewed that at this time, the only approved system or product is; **Schlage Model #SCBE365F-PLY- 505**

It should be understood that timing, place of purchase, and installation is the option of the individual unit owner.

The new lock cylinder must accommodate the existing Seascape Master Key.

The keys supplied to the owners must accommodate door locks on; lower lobby, outer lobby, stairwell, pool room, rear hall, and both outside metal gates.

The Installation must be performed by a Maine licensed locksmith.

All purchases of the approved product, installation cost, service, maintenance, cost of repairs or replacement if necessary, warranty claims and any other charges are the sole responsibility of the unit owner.

Previous holes or other areas which become exposed as a result of the new installation, must be covered with the approved solid brass plate.

Pet Rule Amendment

Al Kalil moved that owner's family and guests are allowed to lead their dogs from the parking lot to the beach on a short leash with no stopping and not going into the building. Amendment to the motion; The dog is under the handler's control by way of a

short leash keeping them away from other dogs. Kate Kiggins seconded. Unanimously approved.

Al Kalil reviewed that the Old Orchard Beach Dog Ordinance states that dogs are not allowed on the beach from 9AM to 5PM from May15 to Labor Day and dogs must be on a leash from 5PM to dusk.

Smoke Free Building

On 7-20-22, the building became a smoke free building. The required documents have been filed in the York County Superior Court.

Owners have until 9-3-22 to request an exception to the Smoking Amendment. A confirmation of acceptance will be sent to these owners.

A copy of the Smoking Amendment is in the Document section on the website.

Building structure evaluation revisited

Kate Kiggins moved to rescind the previous decision to have the building have a structural assessment. Seconded by Lynda Bond. The vote did not pass. Kate Kiggins and Lynda Bond voted for. Al Kalil, John Bouchard, Brenda Fontaine, and Jansen String voted against.

Kate Kiggins moved to request that Dirigo write a letter stating that Seascape does not need to do a structural assessment of the building. Seconded by Lynda Bond. The vote did not pass. Two for and four against.

Rental reporting

All units that are rented need to notify Dirigo Management that their unit is rented. They need to send a current lease and the move in-move out fee of \$150.

The building is being closely monitored. The majority of the units that are rented are in compliance.

NEW BUSINESS

General Building Maintenance Projects

Masonry Tech has repaired and refinished areas on the balconies of Units 3B and 4C. The walk way area at the front (street side) of the building will be resurfaced where the concrete is damaged.

Pigeons

This summer pigeons have become a problem at Seascape. Multiple remedies have been tried but without success.

The USDA has been contacted. A Wildlife Conflict Expert will come to the building in the near future to assess the problem.

FINANCIALS

Presently the Board does not have a Treasurer.

The financials were sent to all Board members for their review. Dirigo Management has copies of all the financials. Lynda Bond will also keep copies of the financials.

Al Kalil will be monitoring the bills and the work that has been performed.

Al Kalil is working with Cheryl Pinard to summarize the essential job description for the Treasurer's position. The Treasurer does not need to be a Board member. A Treasury Committee was discussed.

OWNER'S FORUM

Ron Kalenberg (6A), Chrys Martin, and John Covino request that all owners be on the distribution list for emails sent by Board members.

John Covino (3B) requests that the window cleaning be on next year's Annual Meeting Agenda as an owner's vote. This will bring up at the next Board meeting.

NEXT MEETING

9-23-22

ADJOURNMENT

Al Kalil moved to adjourn. Lynda Bond seconded. Unanimously approved.