

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
9-22-22**

The Meeting was held via Zoom.
The meeting started at 9:00 AM.

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

Manager Al Baron from Dirigo Management was present.

Owners Present: Chrys Martin (3F), John Covino (3B), Louise Haggett (4B), Sue Gruslin (4A), Pauline Pelletier (4F), Carroll Houle (4D), Ron Kalenberg (6A), Jim Lalumandier (8B), Diane Ciccolini (8C),

MINUTES

Al Kalil moved to accept the minutes for the 8-12-22 Board Meeting. Bob Bazinet seconded. Unanimously approved.

OLD BUSINESS

Window Cleaning

Lynda Bond moved to clean the windows annually. Brenda Fontaine seconded. Motion is lost due to a tie; three for and three against.

Unit Door Key Access

Presently, thirteen units have had the approved keyless locks installed.

Units owners can at any time, present other key lock options to the Board for discussion.

The previously installed keyless entry for unit 7D was approved by Jim Burns, the Board president at the time, although the entire board did not vote on it. At this point, this keyless entry is grandfathered in.

Pigeons

A Wildlife Conflict Expert from the USDA met with Bob Bazinet to discuss the pigeons that have become a problem this summer. The only suggestion the expert had was to trap the birds and euthanize them for a weekly cost of \$1,200 with no guarantee. The Board voted unanimously by email not to proceed.

Fortunately, the number of birds seem to be decreasing.

General Building Maintenance Projects

The walk way area at the front (street side) of the building has been resurfaced and sealed where the concrete was damaged.

NEW BUSINESS

Open Board Member Position

Lynda Bond moved to have Jim Lalumandier (8B) become a Board member. Brenda Fontaine seconded. Unanimously approved.

Treasurer Position

The Board agrees that Lynda Bond will become the Treasurer, creating a new position; Secretary Treasurer. Jim Lalumandier will assist Lynda Bond with the financials.

Elevator

Discussion regarding the future need to have the elevator upgrades performed at a time with the least number of occupants in the building. Adequate preparation time is required to allow people to make travel plans if needed.

Lynda Bond moved to have Kone Corporation quote to have the elevator upgrades performed in 2024. Brenda Fontaine seconded. Unanimously approved.

Al Baron will contact Kone Corporation to obtain the quote.

Water Infiltration 7E

Water is infiltrating the right corner as you enter the middle bedroom of 7E. Masonry Tech will investigate.

Shower drain failure in unit 5D, leaking into shower area of 4D

A plumber has identified a faulty drain beneath the floor of 5D which is causing water to leak into the shower area of 4D. In order to repair the problem, the bathroom ceiling sheetrock will need to be removed in 4D.

The Association is responsible for the area of the building between the units.

Lynda Bond moved to have the bathroom ceiling in 4D removed, the faulty plumbing repaired, replace the ceiling, paint the ceiling, and clean the entire unit. Brenda Fontaine seconded. Unanimously approved.

Moisture Issue in 6B

There is a moisture issue in 6B in the hallway ceiling outside the water heater closet. A plumber will be investigating.

Zoom Account for the Association

John Bouchard moved to have the new Zoom account be paid annually. Brenda Fontaine seconded. Unanimously approved.

General Building Maintenance Projects

Both outside gates have been replaced.

Masonry Tech has repaired the EIFS and caulking on the pool side of the building.

Masonry Tech is completing the repair and refinishing the areas on the balconies of Units 3B and 4C.

Masonry Tech is working on the damaged areas of the fence. This work will continue into next year.

The damaged glass on the pool entry door has been ordered.

Owner's Forum

Louise Hagget(4B) discussed moisture issues between units, window washing, and hiring a structural engineer for the building. Al Kalil reviewed if a moisture leak is the

owner's responsibility if the problem occurs within the unit. If the problem occurs between the units, then it is the Association's responsibility.

Pauline Pelletier (4F) discussed the Board approved unit door key access. The committee felt the brass smart lock key was too expensive.

Ron Kalenberg (6A) discussed the fence extensions in front of the building, the damaged pool door, and the annual software expense for the smart lock key system.

Diane Ciccolini (8C) discussed the advantages to engage a structural engineer to evaluate the elevator shaft and the pool room ceiling. Jansen String reviewed that hiring a structural engineer did not pass a vote by the Board.

NEXT MEETING

11-11-22

ADJOURNMENT

Bob Bazinet moved to adjourn. Al Kalil seconded. Unanimously approved. The meeting ended at 11:20 AM.