

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
1-13-23**

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

Board of Directors present: Al Kalil, Jansen String, John Bouchard, Jim Lalumandier, Bob Bazinet, and Lynda Bond. Brenda Fontaine was absent. Manager Al Baron from Dirigo Management was absent
Owners Present: Ron Kalenberg (6A), Diane Ciccolini (8C), John Covino (3B), Chrys and Bill Martin(3F), Joanne Morin (6B), Richard Gruslin (4A)

MINUTES

Al Kalil moved to accept the minutes for the 11-11-22 Board Meeting. John Bouchard seconded. Unanimously approved.

OLD BUSINESS

Replacement of Beach Front Benches

Jansen String reported that Louise Haggett's and Melody Boulton's benches on the beach are not able to be moved on to the building's property because they are owned by Old Orchard Beach.

Jansen discussed his investigation to purchase the same bench that Old Orchard Beach buys and putting it together at our property. This requires buying the planks from Act Composite Timbers and the blocks that the timbers sit on from Superior Concrete. The cost for two benches is approximately \$2000.

Lynda Bond moved to have Jansen String purchase the part of two benches. John Bouchard seconded. Unanimously approved.

Water Infiltration 7E

There has been no further water staining seen in 7E. The plan is to monitor one or two more storms. The damage will be repaired and painted if there is no further signs of water infiltration.

Spectrum Internet Contract

Discussion regarding the rate increase in the Spectrum contract. Lynda Bond will investigate when the increases have occurred.

NEW BUSINESS

General Building Maintenance Projects

Boiler for heat in the pool room broke down with a delay in obtaining the parts resulting in the pool not being used during that time. Once the parts arrived the boiler was repaired.

Two light fixtures for the exterior sign were replaced.

The lobby light fixture was replaced.

There was no water infiltration reported with the recent severe wind and rain storm.

The compacter has been intermittently making an odd sound. The service people will check if the compacter pump needs to be replaced. They will do so if that is the case.

Al Baron has been asked to check when the building caulking was last inspected building. It is done every 5 years.

Flood Zone

The building is not in a flood zone. This was confirmed with the Town of Old Orchard Beach and Al Baron.

Shower Drain Failure in Unit 5D, Leaking into Shower Area of 4D

The piping below the tub in Unit 5D was repaired by working in Unit 5D. Unit 4D was not entered. The leak has been resolved. Repairs will be completed by SE Huntington Cleaning and Painting.

Elevator Upgrade

The service manager and sales manager from KONE will meet with Al Kalil, Al Baron, and any other Board member who would like to attend. The elevator will be completely inspected to assess what is needed. The original quote that Al Baron received was for a complete overhaul for the elevator which may not be required.

Parking Lot Replacement

Al Baron has started the investigation for pricing.

Discussion regarding addition of charging stations.

Pool Room Full Bathroom Damaged Tile

A wall tile has been damaged and needs to be repaired.

Lynda Bond will investigate.

FINANCIALS

Lynda Bond discussed the financials.

Spectrum bill has had issues with late fees since the invoice is mailed to

Dirigo and the payment is mailed back to Spectrum

Lynda Bond moved to place the Spectrum invoice on an auto payment to resolve the problem of late fees. Jim Lalumandier seconded. Unanimous approval.

The Move In - Move Out fee will now be referred to as a Rental Fee. This is a one time payment of \$150 for each rental lease.

OWNERS' FORUM

John Covino(3B)

Requests that the contract with Spectrum is reviewed to understand when the contract is renewed to allow adequate time to discuss with the owners and proceed with a vote.

Interested in knowing more about installing electric conduits prior to the driveway paving for potential future charging stations.

Ron Kallenberg (6A)

Would like to have an updated capital expenditure with additional reserve deposits.

Discussed the parking lot paving versus the elevator upgrade.

Diane Ciccolini (8C)

Interested in having someone look at the security tapes to learn who damaged the pool door in September or October.

ADJOURNMENT

Al Kalil moved to adjourn. Bob Bazinet seconded. Unanimously approved.

The meeting ended at 10:00 am.

