

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
3-10-23**

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, and Lynda Bond. Brenda Fontaine and Bob Bazinet are absent.

Manager Al Baron from Dirigo Management was present.
Owners Present: John Covino (3B)

MINUTES

Al Kalil moved to accept the minutes for the 1-13-23 Board Meeting.
Jansen String seconded. Unanimously approved.

DIRIGO MANAGEMENT REPORT

Al Baron reported on the following:

Pool Room - There was excessive humidity in the pool room when Al Baron did his walk through this week. The air temperature was 75 degrees and the pool temperature was 85 degrees and there was excessive moisture.

Al Kalil explained that it was likely that if the electricity went out, the blowers will need to be restarted. This will be corrected.

Elevator - A new estimate will be needed. It will take 6 weeks for full modernization to be done. The repairs would need to be done in the winter with ample advance notification so that residents can make appropriate plans. The inspection date is being scheduled with the hope that as many Board members can attend the inspection of the elevator as possible.

Trash removal - Al Baron is investigating other trash removal companies. The painting on flooring hallways in cage areas looks good.

OLD BUSINESS

Replacement of Beach Front Benches

Jansen String gave an update on the purchase of the benches. He is waiting to hear from one of the vendors. The plan is to have Masonry Tech assist in the assembly of the benches once the parts arrive.

Water Infiltration 7E

There has been no recurrence of water infiltration in 7E. Painting is being scheduled.

Water Damage 7D

The rugs will be shampooed when the building hallway rugs are done. The ceiling will be repaired by Jen with Masonry Tech.

Cleaning of Common Areas During Renovations

The Board discussed the need for all contractors to clean up the common areas after their use.

NEW BUSINESS

Hallway Heat

Al Kalil reported that repairs were completed for the hallway heat. Lynda Bond reported that the dampers on the floors were not consistently opening when the blower fan came on due to a problem with the transformer. The transformer was replaced.

Pool Room Heat

Al Kalil reported that repairs were completed for the pool room heat and heat in the pool room. Lynda Bond reported that the control board from the thermostat had corroded. The connections were cleaned up and the heat mode was restarted. There was also a problem with the dust in the detector. This caused the unit to trip. The dust was blown out to solve the problem. And finally the heat exchanger was plugged and needed to be cleaned and the problem was resolved. A new burner door gasket has been ordered.

Pool Room Kitchen Frozen Pipe

Al Kalil reported that on one of the coldest days in Maine, the water line to the ice maker in the kitchen refrigerator froze. This caused water damage and required an emergency Sunday service call by a plumber. The wall was opened and the water was shut off. Replacement parts have been ordered and future repair of the area is pending.

Thank you to Richard Gruslin and Jansen String for being available to help and thank you to Al Kalil for contacting a plumber who was at the building within 2 hours on a Sunday to start the repairs.

The Board discussed protocols that could be instituted to help prevent this problem recurring.

Building Caulking Inspection

Masonry Tech will evaluate the building for any areas that need to be caulked. This will be done in the early summer. Each owner is requested that their units be available for the inspection to occur. This will be a significant cost savings rather than renting a man lift to accomplish the same thing. Pertinent information will be circulated once it is known.

Painting

The floors in the storage cage rooms have been painted.

The lobby hallways are scheduled to be painted.

Owner Interaction with Vendors

The Board would like to remind all owners that the vendors who are working on our building are under the guidance of the Board and Dirigo Management. There should be no direct interaction with any owner.

FINANCIALS

Lynda Bond discussed the financials.

OWNERS' FORUM

John Covino (3B)

1. Building caulking - good to do especially with the heat pumps and AC units that have been installed.
2. Spectrum contract - 6 year contract due to renew in 2026. A 90 day advance notice will be given prior to renewal. This topic should be discussed at the 2025 annual meeting. The fees increase 6% annually. These fees are being closely monitored by Al Baron and the Treasurer of the Association.
3. Parking Lot Repair - is a big expense. Al Baron is obtaining estimates. Al Baron also discussed that the process to pave the parking lot is 3 to 4 days with an additional 3 to 4 days after the paving when the lot cannot be used. Mid September is the best time to do the work.

4. Electric Vehicle Charging Stations were discussed. John Covino will head the Electric Vehicle Charging Station Committee to investigate options for the parking area. John Bouchard and Jansen String volunteered to be on the Committee also.
5. Exterior Painting is scheduled 14 years after the last painting. John Covino voiced concern that this is too long since previously it was every 8 years.
6. Elevator repairs is another large future expense. John Covino discussed that obtaining estimates now will be very important to have an understanding of what to expect.

ADJOURNMENT

Al Kalil moved to adjourn. John Bouchard seconded. Unanimously approved.

The meeting ended at 10:20 am.

NEXT MEETING

4-14-23 at 9:00 AM.

Respectfully submitted,

Lynda Bond, Secretary

