

**Seascape at Grand Beach Condominium Association  
Board of Directors Meeting  
4-14-23**

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. Bob Bazinet was present later in the meeting.

Owners Present: Pauline Pelletier (4F), Sue and Richard Gruslin (4A), Paul Tobias (5C), and Ron Kallenberg (6A)

**MINUTES**

Al Kalil moved to accept the minutes for the 3-10-23 Board Meeting. John Bouchard seconded. Unanimously approved.

**OLD BUSINESS**

**Replacement of Beach Front Benches**

The beachfront benches are delivered. The benches are red cedar and will last for 10 to 15 years. Steve Huntington Cleaning and Painting will apply a coat of tung oil to extend the life of the benches even longer.

**Water Infiltration 7E**

The affected wall and ceiling in 7E from the water infiltration will be painted. Mark Johnson is obtaining an estimate from his contractor.

**Pool Room Kitchen Frozen Pipe**

Prevention for future freezing pipe in the pool room was discussed. Jansen String moved to not use the automatic ice maker of the refrigerator from Thanksgiving to April. The water line to the fridge could be drained each year prior to turning it off. Lynda Bond seconded. Jansen String, John Bouchard, Jim Lalumandier, and Lynda Bond were in favor. Al Kalil was against. Bob Bazinet was absent for the vote.

Al Kalil will confirm with the plumber that it is possible to drain the water line.

## **Painting**

The painting of the floors in the storage cage rooms has been completed.

## **Elevator Upgrade**

There has been a delay in obtaining an estimate for the required repairs of the elevator. Scheduling will proceed to obtain this information for the annual meeting.

## **Electric Vehicle Charging Stations**

John Covino, John Bouchard, and Jansen String investigated the option of charging stations. Several issues have become evident. This topic will require more time to research and follow up with the Board.

## **NEW BUSINESS**

### **Painting**

The lobby elevator door and the elevator interior trim is being scheduled to be painted.

### **Maintenance**

The hall rugs and the lobby tile floors will be cleaned in May. The owners will be notified of the date that this will be done.

### **Fire Alarm System**

Al Baron is investing other vendors for the fire alarm system in order to improve service.

### **Fence Repair on Scarborough side**

Al Kalil proposed to have the section of the broken fence on the Scarborough side be replaced with a gate to allow the man life easy access to the front units for repairs, painting and inspections when necessary. Estimates will be obtained for both a swing gate and a pocket door gate.

### **E Bike Storage**

Discussion regarding the safety of storing e bikes in the building. Bob Bazinet will send an article to the board discussing faulty charging with bad

equipment rather than approved equipment with safety input and how to prevent problems.

Further discussion will be at the next meeting.

### **Pool Room Full Bathroom**

The pool room bathroom with the shower is in need for renovation. There is a broken wall tile but the Board has assessed that the entire bathroom needs to be redone.

Al Kalil will contact an electrician regarding installing a ceiling fan to improve moisture control.

Al Kalil and Lynda Bond will obtain estimates for the renovation.

### **Heat Pumps in Hallways and Pool Room**

Lynda Bond will request some companies to evaluate the option of heat pumps in the hallways and pool room.

### **Preparation for the Annual Meeting**

Al Kalil will work on the BBQ plans.

Reports will be needed from Al Kalil and Lynda Bond.

The invitation to the annual meeting will be sent out one month prior to the meeting.

Lynda Bond will not be seeking re election this year.

### **FINANCIALS**

Lynda Bond discussed the financials.

The Reserve Fund interest rate was discussed. Lynda Bond will ask Al Baron what options are available for this Fund.

### **OWNERS' FORUM**

Al Kalil discussed the coating on the building that allows the building to breath. This is not regular paint and lasts 15 to 20 years. The coating is informally inspected when Masonry Tech does repairs and is repaired as needed.

Ron Kallenberg requests that the Board consider creating a new website.

Brenda Fontaine discussed background checks being done in Florida when property is purchased. Bob Bazinet explained that Florida has a problem

with illegal immigrants purchasing property and therefore requires background checks.

**ADJOURNMENT**

Al Kalil moved to adjourn. Bob Bazinet seconded. Unanimously approved. The meeting ended at 10:20 am.

**NEXT MEETING**

6-2-23 at 9:00.

Respectfully submitted,

Lynda Bond, Secretary