

**Seascape at Grand Beach Condominium Association  
Board of Directors Meeting  
6-2-23**

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, Brenda Fontaine, Bob Bazinet and Lynda Bond.  
Deborah Vasalle from Dirigo Management was present.  
Owners Present: Pauline Pelletier (4F), Sue and Richard Gruslin (4A), and Joanne Morin (6B)

**MINUTES**

Al Kalil moved to accept the minutes for the 4-14-23 Board Meeting. Bob Bazinet seconded. Unanimously approved.

**OLD BUSINESS**

**Building Maintenance**

The sink drain in the trash room was repaired.  
The carpeting in the lobby was cleaned.  
The floor in the elevator will be cleaned by hand on 6-5-23.  
The window washing is scheduled for 6-16-23.  
There is ongoing painting being done as needed.  
The summer lawn prep has been completed, including fertilizer and the sprinklers being turned on  
Richard and Sue Gruslin have planted and are maintaining the outside flowers for the building. The Board sincerely thanks them for another job well done.  
The light fixtures on several balconies have been repaired.

**Replacement of Beach Front Benches**

The new benches have been installed. The Board would like to thank Jansen String for a job well done.

**Fence Repair on the Scarborough Side**

A section of the fencing on the Scarborough side of the building was blown over and was beyond repair. On 5-24-23, the Board approved by email a replacement section of fence to be installed. This section will include a twelve foot swing gate to allow a man lift access to the front of the building for repairs. The new fencing and gate will cost \$4,800.00.

### **Elevator Upgrade**

Dirigo Management will obtain an estimate for the elevator upgrade. This estimate will be reviewed at the next meeting in preparation for the annual meeting.

### **Parking Lot Replacement**

Dirigo Management will obtain an estimate for the parking lot replacement. This will include a new base, new substrate, pavement, and striping. This estimate will be reviewed at the next meeting in preparation for the annual meeting.

## **NEW BUSINESS**

### **Malfunctioning Security Cameras**

Due to ongoing fecal contamination in the pool, the security camera footage has been reviewed. It has been learned that the security cameras are malfunctioning. Steve Irish has volunteered to work with ADT to resolve this problem. The Board would like to thank Steve Irish for his help with the security system,.

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

The tent and chairs have been ordered.

The barbecue planning has been started.

An email will be sent to all owners requesting that anyone interested to seek election to the Board contact Al Kalil or Lynda Bond. There are three vacancies this year. Al Kalil and John Bouchard will have their names submitted. Lynda Bond will not request reelection.

The Budget will be completed by Al Baron. The Board discussed the need to increase the Association dues by 10%. This will be included in the Budget analysis. The propane price for the upcoming year will be needed obtained for the Budget.

**Dirigo Management**

Al Baron will be resigning from Dirigo Management in the near future. Deborah Vasalle will be taking over the management of our building.

**FINANCIALS**

Lynda Bond discussed the financials.

**OWNER'S FORUM**

There were no owners who requested time for discussion.

**ADJOURNMENT**

John Bouchard moved to adjourn the meeting. Bob Bazinet seconded. Unanimously approved.  
The meeting ended at 9:25 am.

**NEXT MEETING**

6-16-23 at 9:00.

**REVISED NEXT MEETING DATE**

Due to scheduling conflicts, the next meeting date will be:  
6-22-23 at 9:00.

Respectfully submitted,

Lynda Bond, Secretary