

**Seascape at Grand Beach Condominium Association**  
**Thirty Third Annual Meeting**  
**July 16,2022**

**Roll Call**

Owners present    2A Cheryl and Robert Pinard  
                          2B Doug and Dan Burns  
                          2D Mindy and Roger Smith ( by proxy)  
                          2E Cheryl and Robert Pinard  
                          2F Katrina and Steve McCall  
                          3B Coreen and John Covino  
                          3C Jeanne and Ray Elliott  
                          3D Shelly and Len Cole  
                          3E Kate Kiggins and Jared Blum  
                          3F Chrystalla and William Martin  
                          4A Susan and Richard Gruslin  
                          4B Louise Haggett  
                          4C Brenda and Claude Fontaine  
                          4D Carroll Houle  
                          4E Jean and Bill Jaquith  
                          4F Pauline and Ray Pelletier  
                          5B Pauline Salter ( by proxy)  
                          5C Julie and Paul Tobias  
                          5D Robert and Charlene Bazinet  
                          5E Faye Brickel  
                          5F Ron Jobel ( by proxy)  
                          6A Clare and Ron Kallenberg  
                          6B Joanne Morin  
                          6C Ken Ashley ( by proxy)  
                          6E Lynda Bond  
                          6F Sandra and John Bouchard ( by proxy)  
                          7A Suzanne and Stephen Irish  
                          7B Gloria and Osama Almasri  
                          7C Adele and Roland Martel ( by proxy)  
                          7D Joan and Al Kalil  
                          7F Monique and Peter Della Cioppa  
                          8B Rose and Jim Lalumander  
                          8C Diane Ciccolini  
                          8E Connie and Jansen String

Al Baran from Dirigo Management was present.

80 % of owners were present in person or by proxy constitutes a quorum.

### **Proof of notice for the Annual meeting completed.**

### **Minutes from Last Year's Annual Meeting 7-17-21**

The reading of the minutes was waived by the owners.

Bob Bazinet (5D moved to accept last year's annual meeting minutes.

Pauline Pelletier (4F) seconded. Unanimous approval.

### **President's Report**

The President's report was emailed to all owners prior to the meeting. The report was included in the meeting handouts that were given to all attending owners.

The President's Report is as follows:

Welcome all. This past year, with the exception of the increase in Covid infections, was relatively uncomplicated. Response from our vendors has improved, so that many of our issues were addressed without undue delay. Sadly, this year we lost two of our long time owners and friends, Roger Smith 2D and Marlene Minshall 5E. They will both be missed. I am happy to introduce and give new owners, Faye and Bob Brickell 5E, Virginia Harris 8A , Ray and Jeanne Elliot 3C, a warm Seascape welcome. I would like to once again on behalf of the association and my personal thanks to Sue and Rich Gruslin who selflessly chose, planted and maintained the beautiful flowers that adorn both front and rear of our building. Among our many accomplishments; We engaged the services of an attorney to draft an addition of no smoking to the condo documents for the entire building and other surrounding areas. This draft will be voted on at the meeting. New trash room doors with self locking features have been installed. Flush bolts on the stationary section of the inner lobby door was installed to automatically re lock. This was installed as an additional security feature. A safety ribbon was installed on the elevator door to prevent it prematurely closing before the occupant entered the elevator cabin. Zoom subscription was purchased to enable all Board members and any owner who wishes to observe Board meetings, and provision to make suggestions to the members at the close of the meeting.

The Rooftop blower motor was replaced. Several window issues and problems were either replaced when necessary or repaired. The parking lot was resealed and striped. Tow warning signs were installed in the overflow lot to any car that

does not display a Seascope parking hang tag. The main air ducts that unit dryer lint blows into were cleaned. That along with the owner's responsibility of cleaning individual dryer ducts increases dryer efficiency. Beach walkway lights were rewired. Newsletters are being published as needed. Thanks to Diane Ciccolini for gathering information and Kate Kiggins for editing it. We invite owner participation, which for the most part has been lacking

Rust removal on balcony railings is an ongoing problem and is constantly being addressed. Several rusted areas were repaired when Masonry Tech was working on EIFS repairs. They took advantage of using the man lift that we rented to make EIFS repairs. After years of efforts to find the root source of water infiltration into unit 7C, the engagement of two structural engineers, work and suggestions by Masonry tech. The extreme patience of Roland and Adele Martel and coordination of efforts by Board Member Lynda Bond, the problem has been solved. The results prevented water infiltration by several of the most severe rainstorms that we experienced. New beachfront benches have been ordered. Discussions for enhanced property security will be addressed in anticipation of the proposed construction of new condominiums on Little River Rd, That is the road across the street that runs perpendicular to our overflow lot. Enhanced gate locking which was suggested by an owner along with other suggestions will be investigated and discussed. As always, we have a fiduciary responsibility to be constantly aware of our spending. This year in particular, our economy is seemingly spiraling out of control. Energy costs, as indicated by the rise in gasoline prices, with no top end in sight. There are some areas that are somewhat controllable. Some areas will require a slight inconvenience and understanding on our part.

We were able to lock in a very favorable Propane Gas contract price. Our guaranteed price for the next year will be \$1.6475 per gallon. This price, as commented by Dirigo manager Al Baran as being excellent. We have adjusted hall temperatures in the off peak hours, 5deg lower. We plan on lowering temps in the daylight hours by 2 or 3 deg. Those new temperatures should not be noticeable because most will be wearing outerwear clothing when in the halls. It will reduce propane and electrical use. Window washing in units that owners have no access to will be evaluated to determine if every other year is sufficient. The window washing was primarily done to remove pollen. We have found rain will remove pollen. It was also observed that those windows got dirty shortly after. We think that washing every other year will remove any salt air buildup. This decision is and can be easily reversed. One reason for this action is we feel the unwarranted price increases. A few years ago we were paying approximately \$700.00 then to approximately \$900.00. Last year it

increased to \$1400.00 This year it skyrocketed to over \$1900.00 Dirigo shopped for another source. There are none others in this area or will travel to us. Dog issues will be proposed by Board Member Kate Kiggins. Digital keyless lock openers installed and paid for by owners for individual units will be proposed by Board Member Brenda Fontaine.

With your help we will continue to make Seascape the envy of the beach.

Stay Safe, be Blessed and be Kind to one another.

Respectfully submitted. al kalil

During the President's Report, Al Kalil discussed that the cement blocks on the walkway to the beach were pressure washed and the ground crew edged the overgrown grass for \$1,200 rather than replacing the pavers for \$7,000. The spaces between the pavers were filled in with stone dust.

Al Kalil thanked Cheryl Pinard for her ten years of service on the Board including the amazing work she has done as the Association's Treasurer. A thank you gift from the owners was given to Cheryl.

Al Kalil also thanked Ray Pelletier for all the work that he does for the building.

Jansen String thanked Al Kalil for his dedication and unending contribution with his time, knowledge, and efforts for Seascape.

### **Secretary's Report for 2020/2021**

The Secretary's report was emailed to all owners prior to the meeting. The report was included in the meeting handouts that were given to all attending owners.

The Secretary's report is as follows:

### **Secretary's Report for 2021- 2022**

The Minutes for the Thirty Second Annual Meeting held on 7-17-21 were emailed to all owners.

The Board of Directors has met five times since the last annual meeting. The majority of these meetings were held by Zoom due to the restrictions of COVID19. Minutes of the meetings were submitted to the Board members. The completed projects and major issues for the year will be reviewed by President Al Kalil in his Report for the 2021- 2022 Fiscal Year.

As required by the State of Maine, all owners will have received electronic notification of the Thirty Third Annual Meeting by 7-2-21. This notification includes:

1. Proxy statement for those who could not attend the meeting.
2. Treasurer's report.
3. Proposed budget for 2022- 2023
4. Request for volunteers to run for the Board of Directors election.
5. Board of Directors Election. There are three seats to be voted on. Brenda Fontaine and Jansen String would like to continue on the Board of Directors.

Please contact me if you have not received any of these items.

Respectfully submitted,

Lynda Bond, Secretary

Lynda Bond added that Bob Bazinet (5D) would like to be considered in the Board of Directors Election.

## **TREASURER'S REPORT**

Treasurer Cheryl Pinard discussed the financial report. Al Kalil moved to accept the Budget for 2022/2023. Seconded by John Covino. Unanimously approved.

Financial discussions included; Association dues increase this year, the elevator, and the parking lot including the addition of future charging stations for electric vehicles. The building is now HUD approved for the next few years. Gloria Almasri proposed that the Board consider a special assessment for the elevator.

This is Cheryl Pinard's last Treasurer's Report since she is resigning from the Board. The owners enthusiastically thanked her for all that she has done over the years.

Until another person is assigned the task, Cheryl Pinard is the contact person for any information change for the Call box. Also owner's current condominium Insurance information should be sent to Cheryl Pinard.

## **CAPITAL PROJECTS**

There were no capital projects completed this year.

## **OLD BUSINESS**

### **Smoke Free Building**

Cheryl Pinard reviewed the proposed Tenth Amendment to the Declaration of the Condominium of Seascape at Grand Beach.

A vote was held. There were 29 for, 4 against, and 1 abstention. The result was 69% of the members voted in favor of the Declaration amendment. The amendment passes.

## **NEW BUSINESS**

### **Window Washing**

At the 6-17-22 Board meeting, the Board voted to have the exterior windows washed every 2 years. This was a cost saving measure.

Discussion regarding this decision.

A straw vote was conducted in favor of annual washing the exterior windows of the Building. The majority of owners present voted in favor. The Board will take this under advisement.

### **Unit Door Key Access**

Brenda Fontaine and Pauline Pelletier reviewed the use of a keyless unit door access system that also incorporated a traditional key with a master key system. The Board would need to decide the exact system that would be used.

Discussion regarding owners' option to purchase or not purchase a new key set. A straw vote was in favor, with board approval to purchase their own unit's keyless entry system. The majority of owners present voted in favor. The Board will take this under advisement.

### **Pet Rule Change Proposal**

Jared Blum proposed a change in the Association's pet rule to allow a direct family member's dog to visit the owner's unit when the owner is in residence no more than 48 hours in a given month. The dog would be required to abide by same restrictions as is presently in the rules for for an owner's dog. This would include registration, noise control, exercise etc.

Discussion followed.

A straw vote was conducted to change the pet rule to allow a direct family member's dog to visit the owner's unit when the owner is in residence no more than 48 hours in a given month. The majority of the owners were not in favor of this rule change.

A straw vote was conducted to modify the pet rule to allow guest dogs to walk across the lawn. The majority of owners present voted in favor. The Board will take this under advisement.

### **Structure of the Building**

Diane Ciccolini (8C) expressed an interest to have an engineer's assessment of the building structural integrity.

Discussion followed. The Board previously investigated an engineer's assessment. The Board did not vote in favor of an assessment  
Straw vote to have an engineer assessment of the building structural integrity. The majority of owners present voted in favor. The Board will take this under advisement.

### **Flood Zoning**

Louise Hagget (4B) expressed concern about flood insurance.  
Discussion followed. The building is not in a flood zone.

### **Pigeons**

Please do not feed the pigeons.

### **ELECTION OF BOARD OF DIRECTORS**

Lynda Bond nominated Brenda Fontaine (4C) and Al Kalil seconded. Motion carried.

Lynda Bond nominated Jansen String (8E) and Al Kalil seconded. Motion carried.

Lynda Bond nominated Bob Bazinet (5D) and Al Kalil seconded. Motion carried.

Lynda Bond enacted the vote for the three Board positions.

Al Kalil (7D), John Bouchard (6F), Kate Kiggins (3E), and Lynda Bond (6E) will continue their terms on the Board.

### **Adjournment**

Al Kalil made a motion to adjourn the meeting. Joanne Morin (6B) seconded. The meeting was adjourned at 12:00.

Respectfully submitted by,  
Lynda Bond, Secretary