

Seascape at Grand Beach Condominium Association
Thirty Fourth Annual Meeting
July 15, 2023

Roll Call

Owners present

- 2A Cheryl and Robert Pinard
- 2B Doug and Dan Burns
- 2C Anita Flay (by proxy)
- 2D Mindy Smith (by proxy)
- 2E Cheryl and Robert Pinard
- 2F Katrina and Steve McCall
- 3A Denine Leeman and Susan Pierter
- 3B Coreen and John Covino
- 3C Jeanne and Ray Elliott
- 3D Shelley 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 Saundra and John Bouchard
- 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
- 8A Virginia Harris (by proxy)
- 8B Rose and Jim Lalumander
- 8C Diane Ciccolini
- 8E Connie and Jansen String

Al Baran and Deborah Vasalle from Dirigo Management were present.

90.5% of owners were present in person or by proxy which constitutes a quorum.

Proof of notice for the Annual meeting was completed.

Minutes from Last Year's Annual Meeting 7-16-22

The reading of the minutes was waived by the owners.

Al Kalil moved to accept last year's annual meeting minutes. John Bouchard seconded. Unanimous approval.

President's Report

Welcome all.

First, I would like to thank you for allowing me to help our Board of Directors conduct the operations of Seascope as efficiently as possible. Personal thanks to Lynda Bond who tirelessly served two major and important positions, both Secretary and Treasurer and with the capable help of Jim Lalumandier as Associate Treasurer.

Personal thanks to Jansen String , who is always willing to help in any area where someone is needed.

Thanks to Diane Ciccolini for preparing and editing our Newsletter.

Unfortunately it was temporarily suspended. The reason being lack of owner participation. Hopefully, at some point, it will return.

It would be remiss of me not to express my personal thanks to Rich Gruslin, who has been both my right and left hand in too numerous areas to list of what he has done. One is helping me in my favorite project of Christmas decoration. Sue Gruslin has, as always, kept our lobby table beautifully decorated as well as choosing floral plantings that she and Rich maintain. They are both tireless and selfless in their efforts.

Some, but certainly not all of our achievements have been extremely diligent and proactively achieved, by constant inspections and repairing all breaches in both our windows, door caulking and EIFS repairs in an effort to prevent water infiltration. Ongoing rusting balcony railings are constantly being addressed. It is not cost effective to have the technician to refinish minor areas on one or two balconies. We try to have the minor ones refinished when the major ones are being done. That is a systemic problem with all oceanfront properties. I have been told by our

waterproofing vendor that Seascope is proudly his model of actively seeking and repairing our EIFS building coating and rust repair..

Unfortunately, some are not and are paying a huge catch up price because of varying degrees of neglect. We are now working on one unit whose owner recently reported a problem.

We have purchased two beachfront benches for all to enjoy. They are constructed of extremely durable white cedar, which we further protected with tung oil preservative.

The Keyless unit door access lock system was approved and installed by owners who chose to have them and will be maintained at individual owners expense.

The Pet rule was amended to allow owners' family and guests to lead dogs on a short leash from the parking area directly to the beach only.

We have ordered a new section of fence on the north side of the building which was blown down during a severe winter storm. This fence will have a swing out opening gate to allow a manned lift to access front units. The gate eliminates the need to uplift the fence from the ground whenever access is needed. We installed two new gates. One on each end of the building for access to the front area and beach.

The complete base rebuilding and repaving of our parking lot is awaiting final cost and scheduling.

Rebuilding and revamping our elevator has undergone lengthy discussion. That will be voted on at this meeting.

Fortunately, the only issue that we experienced as a result of the abnormal cold this past winter was the freezing and bursting of the tube that delivers water to the ice maker in the kitchen. Being on a weekend, we were fortunate to have a plumber come to locate the leak which required cutting a hole in the wall to access and stop the water. Because the tube is not in an insulated wall, it could occur again. Insulating the wall would be a major undertaking. There was discussion about removing the tube, since the ice maker is the seldom if ever used.

We experienced major repair problems with rooftop heaters and pool room heating systems. They were both repaired at high cost. They are now performing satisfactorily.

We discussed a humidity controlling system for the pool room. We will consult with Johnson and Jordan, our mechanical system vendor on feasibility and cost.

Discussion to revamp the shower and toilet room in the pool area is being considered.

In this uncertain economy, we, as always and should be, conscious of spending. We have taken a few small steps to achieve that goal. Some of which have been to prevent warm unit air from being exhausted, roof top fan operations have been adjusted to minimize heat loss, and night time temperature setting was slightly lowered.

We negotiated a lower than last year's cost of Propane gas by 20 cents per gallon. Most buildings I understand have had an increase.

The decision made by the Board to have window washing every other year was reversed. They will be done annually. We continue to investigate alternative systems in an effort to reduce cost.

Mal functioning security system is being worked on with success by Steve Irish. That along with Steve's maintaining and updating our lobby to unit intercom and calling system is extremely important. I thank Steve for his efforts and thankful for his expertise.

On July 20 2022, Seascape became a smoke free building. The required documents have been filed in the York County Superior Court.

Seascape promotes and supports healthy living. All must respect our no smoking policy.

All of the above mentioned issues are constantly being supplemented as the need arises, as well as ongoing owner issues.

Thank you again for allowing me to help lead Seascape and keep it the beautiful place that we call home.

Be Kind to One Another and be Blessed

Al Kalil

Secretary's Report for 2022 - 2023

The Secretary's Report was emailed to all owners prior to the Meeting. The Report was also included in the Meeting handouts that were given to all attending owners.

The Minutes for the Thirty Third Annual Meeting held on 7-16-22 were emailed to all owners.

The Board of Directors has met nine times since the last Annual Meeting. These meetings were held by Zoom. The minutes of the meetings were submitted to the Board members and then recorded on the Seascape at Grand Beach website. The completed projects and major issues for the

year will be reviewed by President Al Kalil in his Report for the 2022- 2023 Fiscal Year.

As required by the State of Maine, all owners will have received electronic notification of the Thirty Third Annual Meeting by 7-1-23. This notification includes:

1. Proxy statement for those who cannot attend the meeting.
2. Treasurer's report.
3. Proposed Budget for 2023- 2024.
4. Request for volunteers to run for the Board of Directors election.
5. Board of Directors Election. There are four seats to be voted on. The following people are running; Al Kalil, John Bouchard, Jim Lalumandier, Stephen Irish, Joanne Morin, and Shelley Cole. Please contact me if you have not received any of these items.

Respectfully submitted,

Lynda Bond Secretary Treasurer

CAPITAL PROJECTS

Al Baron from Dirigo Management reported the following about our current capital projects.

Parking Area

A quote of \$150,000 has recently been obtained to remove and replace the parking area. Cement curbing totally 830 feet is included in the quote. The snow removal will need to mark where curbs are to ensure that there is no damage during plowing.

The parking area repair is planned for 2025 in the Capital Plan.

Fence

A section of the broken fence on the Scarborough side was replaced with the addition of a gate to allow the man lift easy access to the ocean side of the building. The gate will swing inwards.

Elevator

The elevator repair quote from Kone was discussed. There will be additional expenses for electrical and dry wall work to complete this project.

Additional quotes will be obtained as best as the market will allow. Otis does not presently work in Old Orchard Beach but will be contacted. Pine State Elevator will be asked to submit a quote.

Lynda Bond consulted with the Kone representative regarding renovating the interior walls and ceiling. There will be a two day down time for the this work to be done.

Diane Ciccolini discussed retaining the 1.original equipment manufacturer controller 2. wiring, landing system, and traveling cable, 3.Door Operator and interface, and 4. any and all original equipment manufacture parts. These items have value.

NEW BUSINESS

Mobile Mat for Beach Access

Pauline Pelletier discussed obtaining a mobile mat for beach access.

Bob Bazinet reviewed his discussion with the Town of Old Orchard Beach which was favorable.

Lynda Bond discussed her conversation with our Insurance representative that was not favorable.

Al Baron expressed his concern with contacting the Insurance company without having full details.

Pauline Pelletier moved to investigate the Mobile Mat for beach access.

Louise Haggett seconded. The straw vote result was; 18 for and 12 against.

Ice Maker in the Pool Room Kitchen

Lynda Bond discussed this winter's freezing of the water line going to the ice maker in the pool room kitchen.

Pauline Pelletier moved to remove the water line to the ice maker in the pool room kitchen. People will bring their own ice when they entertain in the pool room. Kate Kiggins seconded. The straw vote result was; 31 for and 8 against.

Ventilation in the Building and Pool Room

Lynda Bond consulted with Tim Brown from Johnson & Jordan service department about the building and pool ventilation.

Tim explained that the roof units bring in 100% outside air into the building. In the winter this air is heated and then heats the hallways and condos.

The entry doors of the condos were originally undercut to allow heated air to enter the condos.

Tim did not feel that there was a problem in the main part of the building when the ventilation is turned off but could not say the affects in the pool room. Tim did say that in the summer the warm moist air is being brought into the building.

The pool room has a boiler and an air handler. The air handler brings in the outside air and circulates it in the room. The boiler was recently replaced so is in good working order. Tim said "the air handler is in rough shape." It is very old and not working well.

Tim advises that we consider having an engineer evaluate the pool room for ventilation and decreasing the humidity. A new air handler may be all that is needed. A dehumidifier for the pool area is very good but Tim said it is expensive to buy and expensive to run.

Diane Ciccolini expressed concern that there is additional stress on the building when the fans are turned off. In addition, she was concerned with possible health issues with poor ventilation.

Ron Kallenberg mentioned that heat pumps should be considered for the pool room.

Gloria Al-Masri and Diane Ciccolini were concerned with the pool room kitchen moisture with potential for mold and damage to assets in the kitchen. Al Kalil said he would ensure that the pool kitchen was thoroughly cleaned.

Owners who volunteer to work on the building

Louise Haggett thanked Richard Gruslin for his work on the building. Len Cole is planning to assist Richard.

Discussion followed regarding insurance coverage. Any medical issue would be the individual's responsibility. Should there be an issue where a party would want to litigate, the Association's insurance would be involved.

The Board members are insured through Officers Directors Insurance for any decision that is made while doing Association business.

Diane Ciccolini discussed the benefits of Building Committees.

Building Evaluation

John Covino discussed obtaining a structural engineering evaluation of the building. Discussion followed.

Dianne Ciccolini suggested obtaining two bids prior to hiring an engineer Steve Irish discussed obtaining a capital reserve study for the building. John Covino moved to obtain a capital reserve study for the building followed by a structural engineering evaluation. Pauline Pelletier seconded it. The straw vote results were; 25 for and 5 against.

Benches in the front of the building and in the lobby

Connie String discussed purchasing one bench for the front of the building and one bench for the lobby.

Kate Kiggins moved to purchase one bench for in front of the building and one bench in the lobby. Louise Haggett seconded. The straw vote result was a majority of the owners present in favor.

Digital lock options for unit doors

Pauline Pelletier reviewed how to obtain the digital lock set that has been approved for the unit doors.

Building Manager

Diane Ciccolini discussed the benefits of a building manager who would be on site closely monitoring and working on areas of concern. A committee could be formed to investigate this option.

Parking Lot Signs

Diane Ciccolini discussed acquiring two signs for the main parking area stating; "Reserved Parking only. All others will be towed"

Old Orchard Beach Outreach Programs

Diane Ciccolini discussed presentations that the Old Orchard Beach Fire and Police departments give on a variety of topics. Diane would be happy to organize these presentations.

Surveillance System

Diane Ciccolini discussed the benefits of upgrading our security system.

Website

Diane Ciccolini suggested that we obtain a new website and hire a webmaster.

Independent Auditor

Diane Ciccolini suggested that an independent auditor review the Association's financials.

Updated Owner Directory

Thank you to Chrys Martin for updating our owner directory.

TREASURER'S REPORT

Lynda Bond became the Treasurer in September 2022. Jim Lalumandier accepted the position of Assistant Treasurer.

Treasurer Lynda Bond discussed the financial report.

Lynda Bond moved to accept the Budget for 2023-2024. Al Kalil seconded. Unanimously approved.

Financial discussions included; Association dues increase this year, the elevator repair and Special Assessment for this year, and the parking lot. Spectrum's contract continues until 2026 with an annual 6% increase in rates in January. Both cleaning and maintenance expenses were included in the same bill from SE Huntington Painting and Cleaning resulting in cleaning being higher than expected.

Reminder to ensure that accounts are current and the payment of dues reflects the increase in the Association dues. Rental fees are due when tenants move in.

Depositing a portion of the Reserve Fund into a higher yielding CD account was discussed.

VOTE FOR THE SPECIAL ASSESSMENT FOR THE ELEVATOR

The Special Assessment for the Elevator Repair vote results were; 22 for and 15 against.

The Special Assessment passes since a majority of the voters are in favor of the Assessment.

BOARD MEMBER VOTE

The Board member election resulted in tie votes.

The Annual Meeting was halted at 12:10 and will be continued at a later predetermined date once the Association By laws have been reviewed and Dirigo Management have been consulted.

On 7-20-23, all owners were emailed notification of the Annual meeting being continued on 7-22-23 at 9:00 by Zoom. Continuation of the Annual Meeting.

The Annual Meeting was continued. A quorum had been met at the beginning of the Annual Meeting on 7-15-23.

The following people were present at the continuation of the Annual Meeting.

Jansen String
Jim Lalumandier
Brenda Fontaine
Bob Bazinet
John Bouchard
Shelley Cole
Joanne Morin
Steve Irish
Faye Brickel
Pauline Pelletier
Bill Martin
Ray Elliott
Ron Kallenberg
Richard Gruslin

The Association By laws were reviewed and Dirigo Management was consulted for the recommended procedure to resolve the tie votes. During this time, John Bouchard and Al Kalil contacted the Board to request that their names be removed from the election for the Board of Directors. We would like to thank both John and Al for their time and expertise on the Board.

The tie vote was resolved and the election results were finalized. We would like to congratulate Jim Lalumandier, Steve Irish, Shelley Cole, and Joanne Morin for joining Jansen String, Brenda Fontaine, and Bob Bazinet to form our new Board of Directors.

Adjournment

Jansen String moved to adjourn the Annual Meeting. Jim Lalumandier seconded. The meeting was adjourned at 9:10.

Respectfully submitted,

Lynda Bond,
Secretary Treasurer