

## **Antigua Condominium Association**

### **Minutes of the Meeting of the Board of Directors**

March 19, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Mike Keenan, vice-president, on March 19, 2025, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Randy Ditch arrived late. A quorum was present.

The following unit owners were present: Dan Crerand (1006); Bill Reineburg (1107); Pat Haskins (306); Randee Baumohl (1102); Mary Ellen and Dennis Marsalek (408); Wayne Morris (601); Cindy Frederick (901); Robert Rosner (1007); Ingrid Miller (1302); Robert Fitzgerald (806); Rosey Whittaker (302); Chris and Helen Vallone (904); Dan and Peggy Sheer (406); Patty Brann (301); Andrew Olson (402); Jane Preble (107); Steve Karlow (1204); Jess Drake (206); and Mark Ricker (702).

Property Manager: Cindy Mooney, Shore Management

#### **Owner Comments and Concerns**

Mike asked if there were any owner comments or concerns.

Pat Haskins (306) asked if there had been discussions with ETC about an adjustment to its bills. There have not been any discussions. We are trying to finalize the contract with Ev-Air and get the work started. He also asked if there had been an adjustment to Atlantic Refrigeration for the ductwork. The invoice has not been paid and no adjustment has been made.

#### **Approval of Minutes**

Robert presented the draft minutes for the February 19, 2025 board meeting. Pat Haskins (306) commented on the portion dealing with the guest speaker, Jeff Hugney, who spoke about the height of the balcony parapets. He emphasized that Mr. Hugney was presenting an engineer's perspective and that the issue was really a legal one.

Mary moved and Robert seconded that the minutes be approved as submitted. On a voice vote the motion carried. Kat and Bonnie announced that they had voted against the motion.

Robert presented the draft minutes of the March 10, 2025 owners' meeting for review by the board. Pat Haskins (306) thought that the minutes should reflect that he was not

permitted to ask all the questions he had. Robert disagreed with the characterization and inference. He felt that Pat had asked a number of questions, that other owners needed the opportunity to ask questions and that the chair, Randy, tried to move the meeting on so that they could participate. Pat said that he did not get an answer to his question of why Ev-Air's bid for a fall start date was \$6,360 less than for a spring start date. Robert replied that he did not know. The bid was prepared by Ev-Air and he does not know what they considered. He noted that All States' cost was the same for both a spring and a fall start date and that Northern Construction's bid for a fall start date was \$50,000 less than for a spring start date. Pat also asked about the spring start date discussion at the owners meeting.

Robert asked that the board recommend that the owners at the next owners' meeting approve the draft minutes. Kat and Bonnie did not feel that a recommendation was needed. Robert noted that the owners were free to accept the minutes, reject them or modify them. The owners have the final authority to approve the minutes and it was a good practice to have the board review them shortly after the owners' meeting while the proceedings are fresh in everyone's mind.

Robert moved that the board recommend that the owners approve the draft minutes. On a voice vote, the motion carried. Kat and Bonnie announced that they opposed the motion.

### **Treasurer's Report**

Mary presented her Treasurer's Report. The yields for T-bills have remained steady over the past few weeks, with the latest March 18, 2025 T-bills yielding 4.225%. The automatic reinvestment for the two \$135,000 T-bills was canceled and both have been scheduled for 4-week T-bill purchases in accordance with the decision of the board at its last monthly meeting.

The engagement with Wigglesworth, Layton, Moyer & Chance for the 2024 audit and tax returns was signed. Mary uploaded the 2023 tax returns to their secure portal and they filed for an extension of time to file the 2024 tax return. WLM&C sent the required 2024 estimated (\$4,800) and 2025 (\$2,350 per quarter) estimated tax payments to be processed. These were sent to Shore Management to pay and CG Accounting to be entered into QuickBooks.

ETC submitted its invoice for February work in the amount of \$1,144.00. Robert moved and Mike Falkner seconded that the invoice be paid from the special assessment account. On a voice vote, the motion carried. Kat said that she voted against the motion.

Pat Haskins (306) asked several questions about the financial statements. The balance sheet had a total for the reserve funds in the top part, "Current Assets" but the T-bills were not included in the total. They were listed individually below in the "Other Current Assets." It was set up in this manner on the advice of the condominium's accountants at that time and has been consistently followed since then. Mary was not treasurer then and does not know why they recommended that it be set up in this manner.

Pat Haskins (306) asked about how the accounts receivables appear on the asset part of the balance sheet. On this month's balance sheet, they show as a liability of \$59,314.77. (Accounts receivable generally show as assets.) The report includes condominium fees paid in advance as of the end of the month which are liabilities. Mary spoke with the new bookkeeper to see if there was a way to separate the prepaid condominium fees from the past due condominium fees and accommodate this request. It would require a series of journal entries. The bookkeeping agreement does not include preparing reports and this is outside the scope of the agreement. The board is provided with separate reports of past due condominium fees and prepaid condominium fees. Both reports identify the various owners and their balances. Because the reports contain individual owner account information, they are not made public.

Pat Haskins (306) asked about the difference between the total of the reserve accounts on the Antigua Accounts Report and the balance sheet. Mary will have to speak with the bookkeeper to obtain more information.

Ingrid Miller (1302) asked several questions. She wondered why all of the ETC invoices except the February 20, 2025 were color-coded yellow on the Special Assessment Check Register. Mary will color-code that entry as well. The AT&T rent shows that more has been received than was forecast in the budget. This is because when the budget was adopted it was anticipated that the AT&T antennas would be removed from the building during the coating project and that rent would not be received during those months. In light of the delay caused by East Coast Contracting not obtaining its bond, the antennas were not removed, continued to be fully operational and the full rent paid. The payment to Griffith Energy Services, Inc. in the amount of \$92.28 Ingrid asked about was for diesel fuel for the generator.

### **Secretary's Report**

Robert reported on the Beneficial Owners Information filing requirements. The condominium's attorney, James Almand, advised the board that the Antigua is not a reporting company because it is unincorporated and is not required to file a BOI report. The matter was discussed. Kat suggested that we file a report anyway just to be on the safe side and to be sure to avoid any penalties. Robert felt that filing an unnecessary report could cause more problems than it solves. Once filed, it would have to be updated regularly with changes on the board of directors and it is very possible over time that a future board will not remember to do this. There are also privacy concerns for those whose names are in the report and the identify verifications that must be submitted. There are potential changes that may modify the reporting requirements and eliminate penalties.

Robert moved and Ellen seconded that the board accept counsel's advice and not file a BOI report. On a voice vote, the motion passed without any negative votes. Kat stated that she had abstained.

Robert presented the proposed proxy and ballot for the spring owners' meeting. The proxy directs for whom the proxyholder will vote for director. It also provides that if no

proxyholder is named or if the named proxyholder is absent, that the president will be the proxyholder and will vote as directed; however, he will have no other authority

The matter was discussed. There were questions of whether this was necessary. Robert explained that sometimes no one is named as the proxyholder and the proxy must be rejected. Some owners do not know who to name or who will be attending the meeting. The proxy may not be submitted. The named proxyholder may be absent. Having the president as a default proxyholder may increase participation and assures that the owners' choices for directors will be counted. If Randy's name is written on the proxy, he will have the same full authority as any other named proxy. If there is no proxyholder named, then he would be the default proxyholder with his authority limited to voting for the directors selected by the owner. Jess Drake (206) pointed out that the proxy has a clear notice of how proxies will be treated and no one should be surprised.

Steve Karlow (1204) suggested correction of a grammatical error. The draft proxy will add the words "act" in the first full paragraph in addition to, "for you" at the end of the second paragraph. A typographical error in the instructions will be corrected by deleting an extra "on".

Robert moved and Mike Keenan seconded that the draft proxy and ballots be approved as corrected. The motion passed on a voice vote without opposition.

Ellen is planning the Pot Luck after the owners' meeting. It will be at 3:00 p.m. on Saturday in unit 1303. In the past, weather has made an indoor spring Pot Luck preferable. She will send out notices of the Pot Luck and asks for RSPVs for attendance and contributions. Sheri will work with her.

### **Coating Project**

Randy had asked that the discussion of the Ev-Air-Tight contract we passed over until he arrived.

The AT&T antennas and the coordination with the coating project was discussed. Mike Falkner is heading up the antenna portion. Preliminary discussions with Ev-Air indicate an interest in working on the west walls, the walls with the antennas, in the spring. If they did, they would work from lifts on the ground and not swings hung from the roof. They would work up to the point under the antennas where there is a seam from separate concrete pours. They would come back in the fall after the antennas are removed and finish the walls. The benefit to the condominium, if this work schedule is adopted, is that the time the antennas or off the building would be minimized which means that the loss of rental income would be minimized. The rental income is somewhere around \$40 per unit per month. While the walls are being worked on, the antennas would be turned off. Ev-Air says that have worked well with AT&T in this regard in the past. They are turned off while the workers are on the wall and turned on

when they stop for the day. With Ev-Air's 4-day a week, 10-hour per day schedule, the antenna would be operational Fridays, Saturdays and Sundays and overnight.

In addition, AT&T asked that the antenna be replaced with 5G antenna. The board is concerned with the safety aspects, particularly for units 1301 and 1308 and the use of their balconies. Mike will contact a consultant for professional advice on the safety of the 5G antennas and a plain-English version of the emission reports. If we do not agree to 5G antennas, AT&T could terminate the lease agreement and we would lose additional income with consequences to the condominium fee. In any event, if the 5G are unsafe, we will forego the rental income. The rental amount may be less in any event. There was a prior proposal from AT&T which the board rejected that would have reduced the rent. The antenna rental market may have changed and the rent we may receive may be less. We have to find out as we proceed.

It was suggested that the antenna height could be raised to address the safety issue. The issues are aesthetics and winds. The current antennas are located on the wall with a minimal amount higher than the roof line. That was a condominium requirement for aesthetic purposes. The wind is a factor but is something AT&T would have to address in its design.

Mike will proceed to coordinate this with the coating project.

Robert reported that Ev-Air also indicated that they could work on the ground-level walls in the spring. If the work schedule is for the west walls and the ground-level walls, it may be that no swings will be hung in the spring. They would be used in the fall. If there are no swings in the spring, no furniture on the balconies will need to be removed in the spring. If there is a swing hung, the balconies affected will have to be cleared of furniture. If an owner needs help in the spring, we have used an individual for various work at the condominium and he will be available to assist. This would be at the owners' expense and arrangements would need to be made directly by the owners. Notice of the work schedule will be given as soon as it is finalized.

### **Maintenance Matters**

Mike Keenan reported on maintenance matters.

Geothermal tank replacement. The replacement of the geothermal air separation tank was completed. It is expected that air will be in the system when the work is completed and the system will need to be "burped" to remove it.

Trash chutes. The trash chute cleaning has been completed.

Fire Safety Inspections. ARK completed its inspection and replaced several batteries. The Fire Marshal inspection is presently scheduled for April 15, 2025.

Roll up doors. The roll up doors on the ground level are operated by keys. The current keys need replacement. We received quotes from two electricians, Roy Case and Carl Smith, for \$1,325 and \$1,264 respectively. Plastic covers will be added later after the walls have been re-

coated. The matter was discussed. Dennis Marsalek (408) noted that they both have worked on electrical matters for the building such as replacing the breakers and the emergency lights. Carl has generally been less expensive. The locks are not effective because they can be opened with any key or screwdriver. Some contractors have accessed the areas in this manner. Kat suggested that the matter be carried over to the April board meeting so that formal proposals could be obtained.

After further discussion, Robert moved and Mike Falkner seconded that Carl Smith's quote be accepted subject to a formal written proposal which includes the usual insurance clause and Certificate of Insurance. On a voice vote, the motion was passed without opposition. Kat remained concerned about seeing the final proposal. It will be circulated to all board members.

Sewer line blockage. The waste drain line on the 01/02 stacks backed up twice. The unusual circular plumbing was removed. Sludge was found in the pipe when it was inspected. It was cleaned out with a water jet. A camera was sent down the line to see if there were any obstructions and found an abandoned plumber's snake in the line. If left, it could catch matter in the waste line causing further backups. It will be removed to avoid future problems. RYT Plumbing replaced the pipe in the line; Deppe did the camera inspection; and Atlantic Pumping cleared the sludge. It took time to bring this to a conclusion. Randy expressed his appreciation to the owners of 107 and 108 for their patience in this matter.

Pool Contract. Atlantic Pool Managements' contract is expiring. The draft renewal contract and Atlantic's performance were discussed. Rosey Whittaker (302) commented on the pool cleaning and the need for three daily water tests. The contract says there will be "up to" three. Patty Brann (301) wanted to know how she could see the daily pool log kept by the pool company and whether it could be kept in the office. It needs to be in the pool mechanical room to assure its security. The pool mechanical room is locked because the pool company comes before the office is opened and after it is closed. The pool mechanical room should not be open unless it is being used. Arrangements can be made with the office as needed.

Mike Keenan moved and Robert seconded that the draft renewal contract with Atlantic Pool Management be approved with the addition of the usual insurance and COI clause and by deleting the "up to" for pool water tests. The motion passed with eight directors in favor and one opposed. The directors voting in favor were: Mary, Randy, Mike Falkner, Mike Keenan, Robert, Bonnie, Sheri and Ellen. Kat voted against the motion.

Pool Lounge Chairs. Randy presented the proposal from Hit the Deck for new lounge chairs. The cost is \$10,501 including freight. The matter was discussed including the amount of the freight charge, the condition of the current lounge chairs, the number of lounge chairs needed, whether there were less expensive alternatives and the history of the chairs and lounge chairs.

Randy moved and Sheri seconded that the Hit the Deck proposal be accepted. The motion carried with seven directors in favor and two opposed. The directors voting in favor were: Mary, Randy, Mike Falkner, Mike Keenan, Robert, Sheri and Ellen. Kat and Bonnie voted against the motion.

Summer pool attendants. Randy raised the matter of summer pool attendants and the dumpster. He was seeking comments on the idea before pursuing it further. Resort to Us moves the dumpsters to be emptied when they are at the building and move them when they are empty but they are not on site when the trash truck arrives. This results in the empty dumpsters sitting out until the following day. In an effort to resolve this problem, Randy raised the prospect of hiring an individual to specifically attend to the dumpster matter, including moving the dumpsters from the trash room to the pick-up area and move the empty dumpsters to the storage areas on a regular basis so that they are not sitting out all day. If this were done, he could also open the pool or at least unstack the pool furniture in the morning. If possible, he could also close the pool in the evening and stack the pool furniture. This would eliminate the need for pool attendants.

The matter was discussed including the history of the pool attendant positions, the present need for them, their use in controlling access to the pool especially now that owners and renters need a key to get into the pool area, the use of wrist bands, and the questions of liability and security. After the discussion, Randy said he would gather more information about the matter.

Office renovation. Randy reported in the office renovations. Permits were issued. Town inspectors looked at the project including the electrical work and the HVAC and duct removal work. No additional permits are necessary. The matters are included in the basic permit that was issued. The project is ready to go forward. It is ready for the drywall to be installed and the project finished.

Poolside bathroom renovations. Mike Falkner reported on the poolside bathrooms. He met with the Town inspectors and explained the work that was being considered including the removal of the showers and replacing the one in the men's bathroom with a janitor's sink. No permit is needed for this work.

Mike Falkner discussed Advances Solutions' proposal for various work in the bathrooms. It includes removing the saunas and installing doors on the area where the saunas were located to create a closet; painting the walls and ceiling; cleaning the tile and grout; and replacing the toilets and vanities. The work that is being considered is replacing the hand dryers, removing the showers, installing a janitor's sink in the men's bathroom, and replacing the two 40 gallon water heaters with smaller water heaters. The water heaters are aging and for their use, 40-gallon water heaters are not needed and use more electricity than necessary. The work was discussed.

After the discussion, Mike Falkner moved that the Advanced Solutions' proposal to remove the saunas and install the doors at a cost of \$350 and \$400, respectively, for each bathroom with a total of \$1,500 be approved. The motion passed with all nine directors voting in favor. The directors voting in favor were: Mary, Randy, Mike Falkner, Kat, Mike Keenan, Robert, Bonnie, Sheri and Ellen.

Powerwashing walkways. Randy reported that we received three proposals for powerwashing the walkways. They were: Resort to Us for \$2,300; Ocean Waves for \$4,367.50; and J & J Powerwashing for \$3,385. After discussion, Randy moved and Mike Falkner seconded that the Resort to Us proposal be accepted. The motion carried on a voice vote without opposition.

Raintree. The Raintree roof inspection proposal was discussed. The roof coating manufacturer requires two roof inspections every year. Raintree applied the roof coating and has done the inspections. Its contract is expiring. The proposal is a new five-year contract with semi-annual inspections. Pat Haskins (306) asked if the proposed contract included inspections that will be necessary in connection with the coating project. Swings will be hung from the roof. We want Raintree to inspect the roof before Ev-Air starts work and after they finish. That will ensure that if there is any damage caused by Ev-Air that we will know that and that Ev-Air will be responsible for repairing the damage. As part of this, Ev-Air, Raintree and our engineer will meet to make sure that the manner in which Ev-Air will set up the swings on the roof will not damage the roof. The question raised was whether this work by Raintree would be included in the proposal or would be in addition to the bi-annual inspection fees. It was noted that if the bi-annual inspections could be coordinated with the roof work, there would likely be little or no additional work required by Raintree. If the bi-annual inspections and the coating inspections cannot be coordinated, Raintree would be required to do additional work.

Bonnie, who had moved that the Raintree proposal be accepted, agreed to put her motion over to the next board meeting to clarify this.

Door Painting. The common doors are expected to be painted by the end of March. New signs will be necessary. Temporary signs may be put up for a few weeks until the work is completed and final signs are printed. The Fire Marshal has been consulted and is in agreement with this.

New door knockers have been located but without the numbers on them. The information will be posted on the condominium's website. The question of having the unit number of each unit clearly displayed was discussed. The consistent look throughout the building, the placement on the window next to the door and the ease with which they may be read were all raised. The current door knockers have the unit number on them, but the numbers are not readily seen. The numbers are important for emergency services so that the correct unit can be found quickly. More research on what is available will be undertaken.

Coating Contract. Robert reported that the owners approved the special assessments for the base work and the ground-level wall work at its special meeting on March 10, 2025. The next step is for the board to approve signing the contract. It will be submitted to Ev-Air-Tight for its signature first and then returned for the condominium's signature. Robert reported that Kirk had had conversations with Ev-Air and they may want addenda. They are concerned with the uncertain situation with tariffs and the effect that could have on the cost of materials. Kirk advises that the contract is about 60% labor. There is no tariff on labor. Even if a product is made in America, there can be imported material necessary to manufacture the product. Ev-Air also spoke of an addendum limited consequential damages and one providing that in a dispute, the prevailing party would be entitled to its reasonable attorney's fees. We will have to see what Ev-Air comes back with. If there is an addendum, the board will have to meet again to approve it.

Robert described the work that was being discussed. There will be a pre-construction meeting shortly after the contract is signed. It is anticipated that work will start on April 1.

Pat Haskins (306) felt that the owners had to approve the contract and that at the March 10, 2025 special meeting, the owners had only approved the special assessments to fund the project and not the contract itself. This is not a maintenance contract because of its size and the work to be done. Since the owners meeting is not until April 26, 2025, there will not be enough time to do any significant work in the spring, particularly considering the submittals that Ev-Air must make pursuant to §1.03.B of the specifications. The work should, therefore, start in the fall in September after Labor Day. He asked why a fall start date cost \$6,360 less than a spring start date and about external sealants in §1.01.C.8.e.

Robert referred Pat to the condominium attorney's letter opinion of November 20, 2023, which discussed the difference between alterations and improvements on the one hand and maintenance and repairs on the other. Maintenance and repair contracts are the board's responsibility and do not need owners' approval. This is a maintenance matter: to repair cracks and spalling concrete, apply a silicone coating and replace the sealant around windows and doors. As to the difference in cost for a spring and fall start, he did not know the reason for this or the amount. Ev-Air prepared its proposal. All States had no difference in cost. Northern had a \$50,000 reduction for a fall start date.

Kirk made two changes in the contract. The first is on page 4 where the costs and final price are set out. It was changed to reflect that the ground-level walls will be treated the same as the exterior walls. The additions and subtractions are reflected with a new total cost of \$1,898,081 as is a new note that the alternate ground level texture removal and replacement is included in the project. The second change was changing the color of the ground-level walls on Drawing 1.1 to red which indicates that the texture will be removed.

Pat Haskins (306) thought that the owners could have been misled at the March 10, 2025. Bill Reineberg (1107) said that he was under no misapprehension of what was approved

and thought the project should go forward. Dan Crerand (1006) also thought the project should go forward.

Mark Ricker (702) asked about figures 2 and 4 on Drawing 2.0. Figure 2 requires a primer while Figure 4 says, “primer (if required).” He asked if there would be an additional cost if a primer were required. Robert thought that it should be included in the bid. The bidders should know which materials they will be using, whether a primer is required and include the cost in their bid. Mark wanted to know if the primer was not required, if there were be a credit. He felt that this question should be answered before the contract was approved.

At the conclusion of the discussion, Robert moved and Randy seconded, that the officers be authorized and directed to sign the contract after Ev-Air signs it. The motion carried with seven directors in favor and two opposed. The directors voting in favor were: Mary, Randy, Mike Falkner, Mike Keenan, Robert, Sheri and Ellen. Kat and Bonnie voted against the motion.

Smoking Rule. Robert presented his report on the proposed no smoking rule. The proposed rule was presented at the February 19, 2025 board meeting. Notice of the proposed rule, the opportunity to submit written comments and that it would be considered at this meeting was sent all owners on February 24, 2025. Six written comments were submitted. Robert revised the rule in light of the written comments. It was included in the package with the notice of this meeting.

The proposed rule was discussed. Robert stated that the revision was to assure that the current no smoking rule was continued without change as to tobacco products. This rule was directed to marijuana use which has a different impact on owners and others present at the condominium. Mark Ricker (702) asked about medical use of marijuana. This use may be subject to the Americans with Disabilities Act and, if so, we would comply with the ADA. It is best to deal with these matters on a case-by-case basis rather than try to devise an all-encompassing rule.

Dan Crerand (1006) asked about how it would apply to tobacco products. The intent is to continue the current rule with respect to tobacco but add a prohibition on marijuana usage. The second paragraph is the current rule and is included in this proposed rule.

Paragraph 1 of the proposed rule is new and is limited to marijuana, hemp and related substances. Paragraph 2 is the existing Operating Policy 2-16. Paragraph 3 is taken from Bylaws Article XIII, section 11 and Maryland Condominium Act §11-113(c).

Robert moved and Sheri seconded that the following rule be adopted:

#### **NO SMOKING RULE**

**No Smoking Cannabis, Hemp and Related Substances.** Smoking and vaping cannabis, hemp or related substances are prohibited everywhere at Antiqua Condominium including in units, on balconies or in any other part of the Condominium. “Smoking” includes the use of pipes, vape pens or any other smoking device or system for ingesting heated cannabis, hemp or

related substances.

**No Smoking in Common Areas.** No smoking is allowed in any “building” common area including but not limited to the following: any elevator lobby, building hallway, fire stairwell, pool restroom, office space, or elevator cab.

No smoking is allowed on the back decks or the pool area except in designated smoking areas.

**Enforcement.** The board of directors may, in accordance with the procedures set forth in Section 11-113 of the Maryland Condominium Act, impose a fine or suspend voting or other rights (such as using the pool or the parking lot) of the owner or other occupant for a violation of this rule. It may also bring a legal proceeding, either an action at law for damages, or a suit in equity to enjoin a breach or violation.

The motion was passed with all nine directors voting in favor and none voting against it. The directors voting in favor were: Mary, Randy, Mike Falkner, Kat, Mike Keenan, Robert, Bonnie, Sheri and Ellen.

**Contract Renewals.** Randy discussed contract renewals. The contracts with Shore Management and Resort to Us both renew automatically unless notice of non-renewal is given. The renewal of the pool contract was discussed earlier in the meeting.

**Owners Motions at Spring Annual Meeting.** Patty Brann (301) had a motion to reduce the size of the board. Robert has received it and will put it on the agenda and include it in the meeting package.

### **Executive Session**

Robert moved and Sheri seconded that the board go into executive session pursuant to Maryland Condominium Act §11-109.1(a)(3) to discuss the cannabis litigation. The motion was passed with all nine directors voting in favor and none voting against it. The directors voting in favor were: Mary, Randy, Mike Falkner, Kat, Mike Keenan, Robert, Bonnie, Sheri and Ellen.

The board went into executive session at 11:40 p.m.

### **Adjournment**

At the conclusion of the executive session, Robert moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 11:59 a.m.

The next regular board meeting will be held on April 16, 2025, at 7:00 p.m.

Respectfully submitted,  
/s/ Robert Mayer  
Robert Mayer  
Secretary