

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

(Executive Session)

November 19, 2025

The meeting of the Board of Directors of the Antigua Condominium Association, in Executive Session, was called to order by Randy Ditch, president, on Wednesday, November 19, 2025, at 9:52 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. A quorum was present.

The executive session was held to consider owner accounts and the Ev-Air contractual matter. Md. Condominium Act §§11-109.1(a)(3) and (a)(8).

Owner Accounts

Mike reported that five units were in arrears in the payment of the special assessment. Two have missed two payments. Two missed three payments. One missed two payments of the special assessment and two regular monthly assessments. One owner agreed to make payments of \$1,000 a month but none had been received as of the meeting. When contacted the owner promised a payment by November 14. It may have been made but not yet processed. An owner who is three months in arrears on the special assessment paid \$1,000 in October.

The bookkeeper did not send out the September 30 quarterly statements of account to the owners and erroneously applied late charges on November 2 for the November 1 payment. Mike will look into these matters.

After discussion, it was decided that the approved condominium payment policy be followed. The notice for the third missed payment says that the treasurer will refer the account to the board for appropriate action.

Ev-Air Tight Matter

Randy opened the discussion. We heard the views expressed by the owners, some quite vocally. There were a number that were relatively quiet. No one liked the situation. Everyone feels that we are in a strong contractual position but we need to find a resolution. He set out the four alternatives that he saw:

1. Accept the \$120,000 change order
2. Accept the alternative \$85 per man-hour change order
3. Reject the request, or
4. Negotiate a smaller change order payment.

The board discussed the matter and the comments and concerns raised by owners. Resolution of this issue should resolve all matters about removing the parge coating. New problems may still be encountered. For example, there are the issues of the DensGlass on stacks 01 and 08 and the pipe on the ground-level wall.

Establishing a negotiating team with authority to settle was discussed. The board felt that Randy and Robert would be the best members of the team in light of their involvement and knowledge of the project and discussed their authority.

At the conclusion of the discussion, Robert moved and Sheri seconded that Randy and Robert be appointed as the negotiating team with the authority to settle the matter as discussed. The motion passed with eight directors voting in favor and with one absent. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

Adjournment

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 10:44 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary