

## **Antigua Condominium Association**

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

May 15, 2025 and reconvened on May 16, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on May 15, 2025, at 7:02 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Bonnie Medford and Ellen Schweiger. Mary Dischinger and Sheri Miller were absent. A quorum was present.

The following unit owners were present: Cindy Fredericks (901); Chris and Helen Vallone (904); Rosie Whittaker (302); Patty Brann (301); Kat Ilkhani (1005); Ingrid Miller (1302); and Don Brown (103).

Randy stated that the purpose of the meeting was to finalize the treatment of the cracks. There are new materials, Sto Flexible Crack Filler and Sto ExtraSeal. They were identified because we were not satisfied with the manner in which the vertical cracks were treated. They were unsightly. Sto Flexible Crack Filler would be used to fill the cracks and would be covered with Sto ExtraSeal which would substantially hide the cracks and crack filler.

Robert reported on the Progress Meeting that was held earlier in the afternoon. The west walls have been parged and the cracks routed, but the cracks have not been sealed or the Dow All Guard sealant applied. About four walls on the ground level have been parged. About seven have been stripped, but not parged. The cracks have been routed in the reparged walls.

Several samples of the Sto products have been made. They show the Sto products applied over the concrete and a crack. Ev-Air is preparing another sample where a new parge coating was applied up to the crack and the crack filled with Sto Flexible Crack Filler. A second coat of the crack filler will be applied tomorrow and the ExtraSeal over that. It will be finished to match, as best Ev-Air can, the parge texture.

The decision to be made is whether this application over the newly applied parge is an acceptable finish. If so, the cracks on the ground level walls and the west walls will be finished in this manner. If it is not acceptable, Ev-Air will fill the ground level wall cracks with the Sto crack filler and re-parge the entire wall with the Sto ExtraSeal. The cracks on the west walls will be treated in the original manner, that is, with Dow sealant and painting the entire wall with Dow All Guard. The board discussed how to reach a decision on the acceptability of the finished look after the sample is completed.

Ev-Air has not given the cost of the change to the Sto materials; however, Tristan Keen, Ev-Air's vice president felt that the additional cost would not be significant. He needed to price the materials out to determine this.

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Photos of the work and the samples were discussed.

Ev-Air would like owners and others on the property to park at the far end of the parking lot when the west walls are painted in case there is any paint splatter. It can be carried by the wind.

Kirk Parsons was scheduled to be present at the meeting to answer questions about the process but anticipated being late due to a medical appointment. There were several questions about the products and processes which should be answered by Kirk.

Cindy Fredericks (901) asked about window cleaning. Ev-Air will inspect the windows and if their work is responsible, they will clean them. They will look at them at the end of their spring work. Robert will see if they can be looked at earlier.

Patty Brann (301) asked if Ev-Air could look at her window that will not open. Ev-Air has not dropped a swing over the 01 tier. They will do that in the fall when they work on the unit walls.

Ellen asked about the hours for the lobby door and when registration for renters would begin. Both items are on the agenda for the May 21, 2025 board meeting.

### **Recess**

Kirk had not joined the meeting. The meeting was recessed at 8:08 p.m. to be reconvened at 8:30 p.m. so he could join the meeting.

### **Reconvened Meeting**

The meeting was reconvened at 8:30 p.m. The following directors were present: Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Bonnie Medford and Ellen Schweiger. Mary Dischinger and Sheri Miller were absent. A quorum was present. The following unit owners were present: Don Brown (103); Cindy Fredericks (901); Ingrid Miller (1302); Patty Brann (301); and Kat Ilkhani (1005).

Kirk did not join the call and the meeting was recessed until the next morning, May 16, 2025 at 9:30 a.m. Robert will send an email to all members who are in attendance if there is a change in the time. The meeting was recessed at 8:35 p.m. to be reconvened on May 16, 2025 at 9:30 a.m.

### **Reconvened Meeting**

The meeting was reconvened on May 16, 2025 at 9:30 a.m. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Bonnie Medford, and Ellen Schweiger. Sheri Miller was absent. A quorum was present. The

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following unit owners were present: Ingrid Miller (1302); Kat Ilkhani (1005); and Patty Brann (301). Kirk Parsons, ETC, was present. He had been unable to attend the meeting the prior evening due to a medical matter.

Randy stated that the purpose of the meeting was to reach agreement on the manner in which the cracks in the concrete should be treated. He introduced Kirk who gave a summary of the issues.

Kirk reported on the cracks that are of concern. They are the irregular cracks and not the horizontal and vertical cracks and joints. The horizontal and vertical cracks and joints (which includes around windows and doors) will be treated in accordance with the contract with a Dow sealant. For the irregular cracks, the parge will be applied up to the irregular crack, the Dow sealant will be applied to the crack and the parge and sealant will be painted with Dow All Guard, a sealing coat, sometimes referred to as "paint." That is the standard treatment of cracks in concrete. However, the repaired crack is visually apparent. The board and owners did not like the finished look. He looked for another method that would hide or de-emphasize the repaired cracks.

Several methods had been looked at but rejected. One was to repair the crack with the silicone sealant and apply the parge coat over it. This placed a hard material over a flexible material. The hard surface tends to crack in this installation. This method is not acceptable.

The most promising method to treat the irregular cracks is to use different products from Sto Corp. The two products are Sto Flexible Crack Filler and Sto ExtraSeal. The cracks will have two coats of crack filler applied and then be covered with ExtraSeal. The second coat of crack filler will bring the surface of the crack filler closer to the surface of the concrete so that there will be a minimum indentation. After the ExtraSeal is applied, the wall will be painted with Dow All Guard. It will receive two coats of paint.

Sto Flexible Crack Filler is an acrylic-based filler for sealing and weatherproofing cracks in concrete. It has flexibility but not as much as the Dow sealant. It can be covered with Sto ExtraSeal which is a polymer modified Portland cement-based material. The addition of the polymer makes the ExtraSeal a bit more flexible than parge.

The Sto representative visited the Antigua and spoke with Ev-Air about the use of the Sto products and was shown the building and the cracks involved. The Sto rep said that the products were suitable for this application and that Sto would provide a five-year warranty.

There are three warranties involved in the job. One is from Ev-Air which is a five-year warranty for workmanship and materials. If there is a failure covered by the warranty, we would turn to Ev-Air who would be responsible for making the repair. They would provide the labor and the product manufacturer would provide the material. The second warranty is from Sto Corp. for their two products, Sto Flexible Crack Filler and Sto ExtraSeal. The third warranty is from Dow for its silicone sealant and Dow All Guard. It is a ten-year warranty. If there is a

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material failure after Ev-Air's warranty expires, we will be responsible for contacting the manufacturer and will be responsible for the cost of labor. Only the Dow warranty goes beyond Ev-Air's five-year warranty.

The duration of the warranty is not synonymous with the useful life of the product. Kirk expects that the parge coat applied will have an extended useful life comparable to the duration of the existing parge coating, 40 to 50 years, provided that it is properly applied and maintained.

The original contract called for a silicone sealant. The Sto crack filler is an acrylic product. The silicone sealant will still be used for all joints other than the irregular joints. On the irregular cracks, the Sto crack filler will be covered with Sto ExtraSeal. Acrylic sealant deteriorates from sunlight, particularly the UV exposure. That causes it to dry out and to crack. Covering it with the Sto ExtraSeal shields it from the UV rays. In this application, it will not deteriorate as it would if it were exposed.

Kirk said that the best engineering solution is the method in the contract which is to use silicone sealant in the cracks and not cover them with a parge. The parge and the sealant can be painted with the Dow All Guard. However, the downside is that the cracks are apparent. Although repaired, the repair will be visible. The Sto products are intended to address the intent of our need, that is, to conceal the cracks in a concrete substrate. Sto products could be used. The Sto products can be applied to the ground-level walls. They can be observed during the summer and a final decision on using them on the elevated walls (the unit walls) can be made in the fall before the fall work starts.

The cracks in the west walls are different. The walls have already been parged with the standard parge up to the routed cracks. In this instance, Kirk recommended that a sample or mock-up be installed on a ground-level wall that has already been parged. The crack would be filled with two layers of the Sto crack filler and then be covered with the Sto ExtraSeal. The final step would be painting the mock-up with the Dow All Guard. There will not be enough time for the paint to be applied, but it is the texture that is the real question. If the sample is acceptable, the west wall cracks would be treated in this manner. If the sample is not acceptable, the ground-level walls that have already been parged would be parged again with the Sto ExtraSeal over the new parge and the west wall cracks would have to be treated in the original contract manner, that is, with the Dow silicone sealant but with a flush application of the sealant.

After Kirk's presentation, the floor was opened to questions from the board and the owners.

Ingrid Miller (1302) had several questions. The crack filler bulletin states that it is for cracks up to one-eighth of an inch. For larger cracks, the Sto rep should be consulted. The Sto rep was consulted. He made a site visit and reviewed the work to be done. He stated that two layers of the crack filler should be applied. The first layer will shrink and the second layer will

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bring the filled crack closer to the surface of the concrete. With this method, cracks larger than one-eighth of an inch can be repaired with the crack filler. Kirk does not expect to find that verbiage in the warranty, but the site visit is documented.

The use of the Sto products is not their first use in these circumstances or unproven. They have been used extensively over concrete and EIFS materials. Ev-Air does not usually do EIFS installations and likely has not had a great deal of experience with the Sto products. Kirk does not know if Ev-Air has used these particular products before. ETC has experience with EIFS projects and has used the Sto materials. In adding Ev-Air to the list of bidders, ETC was looking for companies with experience in concrete buildings not companies with EIFS experience. The Sto materials are very similar to other materials that Ev-Air uses. No special experience is necessary for the contractor to use the Sto products because of their similarity to other commonly used products.

The temperature requirements for the Sto products are typical of other materials and the contractor needs to be aware of the temperature. There are methods to deal with hot temperatures that would otherwise cause cementitious materials to dry too quickly and crack. For example, there can be misting during the cure period to prevent the material from drying out too quickly. These considerations are the same as for other cementitious materials.

Kirk is comfortable that the Sto products and the Dow products will work together.

There were other questions from board members and owners. Kirk was asked about the differences between Sto ExtraSeal and the parge we had used. They are similar materials with similar issues and limitations including the time it takes to cure. The Sto ExtraSeal is more flexible than cementitious parge.

The Dow warranty does not cover defects in the parge. It only covers Dow's products. The durability and bonding of the Sto and Dow products are similar. Dow All Guard will be used to paint over the finished walls and cracks.

Although the Sto products are used in EIFS installations, this is not an EIFS installation. The materials are being applied directly to the concrete without any material between them and the concrete.

ETC monitors the work as it progresses for proper application of the materials.

The Sto ExtraSeal can be applied over the parge on the ground-level walls.

At the conclusion of the discussion, Randy summarized the discussion and the general consensus. He set out the decisions that needed to be made. It was the consensus that the Sto products were the preferable method for the finish. It would hide or at least substantially diminish the negative appearances of the irregular cracks that need to be repaired. The question that remained was how to address the cracks in the ground-level walls that had

already been parged and how to address the cracks in the west walls. The west walls have already been parged. The sample treatment of a crack in an already-parged ground-level wall is not complete and will not be complete until later in the day. If the sample is satisfactory from the visual aspect, then the cracks in the already-parged ground-level walls can be repaired in the same manner and the west wall cracks can also be repaired in this manner. However, if the visual finish is not satisfactory, the cracks in the ground-level walls will be treated with the Sto Flexible Crack Sealer and the entire walls will be re-parged (without removing the newly applied parge) with the Sto ExtraSeal. The west wall would be treated in the original manner in the contract with Dow silicone sealant but with a flush application.

Randy moved that the directors present at the Antigua be an Executive Committee to make the determination of whether the sample finish is satisfactory. The four directors present were Bonnie Medford, Paul Kotula, Robert Mayer and Randy Ditch. Mike Falkner second the motion. The motion passed with seven in favor, one opposed and one absent. The directors voting in favor of the motion were Mary Dischinger, Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer, Bonnie Medford and Ellen Schweiger. Mike Keenan voted against the motion. Sheri Miller was absent.

Kirk left the meeting.

The Executive Committee will meet at the sample at noon. Other owners were invited to attend and comment on the sample.

There being no further business, Ellen moved and Mike Falkner seconded that the meeting be adjourned. The motion passed on a voice vote without objection.

Respectfully submitted,

/s/ Robert Mayer  
Robert Mayer  
Secretary