

Antigua Condominium Association
Minutes of the 2025 Spring Owners' Meeting

April 26, 2025

The 2025 Spring Owners' Meeting of the Antigua Condominium Association was called to order by Randy Ditch, president, on April 26, 2025 at 9:34 a.m. at the Ocean City Elks Lodge, 13708 Sinepuxent Ave., Ocean City, Maryland. The meeting was an in-person meeting.

Proof of Notice of the Meeting

Robert Mayer reported that he had emailed the Notice of the Meeting to all members and also mailed notice to eight members. He reported that a quorum was present with 61 owners present in person or by proxy. Seven members had not registered or had not arrived until after this announcement. The list of owners attending follows.

There were 37 units present in person: Don & Cathy Brown (103); Robert & Kathryn Fitzgerald (104); Larry Wiles (201); Jessica Drake (206); Paul Kotula (208); Bill & Patty Brann (301); Rosey Whittaker (302); Mike Falkner (305); Patrick Haskins (306); Sheri Miller (401); Peggy & Dan Sheer (406); Dennis & MaryEllen Marsalek (408); Jerry Shumar (502); Tom Krach (506); Raymond Doviak (507); Wayne Morris (601); Mary Dischinger (606); Ken Lebherz (701); Randy & Wanda Ditch (706); Ellen Schweiger (803); Mike & Christine Keenan (805); Mary Ellen Fitzgerald (806); Mary Sue Snyder (807); Dan & Kelly Snyder (808); Cindy Frederick (901); Chris & Helen Vallone (904); Marcella Roenneburg (907); Matthew Blevins & Kat Ilkhani (1005); Harry & Randee Baumohl (1102); Bonnie Medford (1202 & 1305); Steven Hessenauer (1203); Beth Ebersole (1206); Jim & Kathy Landicho (1208); Ingrid Miller (1302); Robert Mayer & Barbara McCollum (1303); and John DeGraw (1306).

There were 31 units present by proxy: Jane Preble (107); Charles Ziegler (202); John Joseph (204); Fred Schoenbrodt (207& 505); Karen Daily (303); Patrick Musselman (304); Andrew Olson (402); Barbara Emden (403); Jayanthi Subramaniam (404); Howard Bradly (405); Robert Miller (407); Robert Saylor (602); David Nevins (604); John Enkiri (605); Randall & Mary June Hess (608); Susan Sharp (705); Steve Cohen (707); Jon Thomas (802); Nancy Williford (905); Hugh Richmond (908); Cece Muneses (1001); Robin Hoover (1002); Daniel Crerand (1006); Timothy & Joyce Kelly (1101); William Reineberg (1107); Martin & Nancy Peckerar (1108); James & Carol Bartlett (1201); Steve Karlow (1204) Leon & Paula Hasnain (1207); and Napoleon Marcelo (1307).

President's Welcome and Report

Randy Ditch welcomed all of the owners and introduced the members of the board. All were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger.

Randy reported that the last twelve months had been very busy. There were 29 board meetings. There was a sewer backup that cost \$46,000 to repair and to repair the two units damaged by it.

The mouse infestation is being attended to. The office was completely stripped, all potential entrance points sealed, abandoned ductwork was removed and the office was put back together. The saunas in the bathrooms and the abandoned ductwork in them will be removed. In the fall the bathrooms will be renovated as well. All these projects are directed to eliminate the mouse problem and rejuvenate the public areas.

There was a leak in a tank in the geothermal system. The repairs cost \$22,902. In the process, one of the two motors operating the geothermal pumps failed and will be replaced.

There was a cannabis issue that is being resolved. A new rule prohibits smoking cannabis anywhere on the property, including in the units and on the balconies.

The coating project is underway. Randy thanked the owners for supporting and passing the special assessment at a special owners meeting.

The door painting project is coming to a conclusion. The common doors are in the process of being painted and should be completed by May 15, 2025. All but 16 unit doors have been painted and the deadline to paint them is fast approaching.

Shore Management has been the Antigua's management company for a year. There have been transition issues as we transfer from self-management to professional management. Cindy Mooney, the property manager, addressed the owners briefly.

The last year was successful in large part due to the joint effort of the board and the owners. Randy thanked the owners for their input and their understanding. He also thanked Jeff and Cathleen who manage the office. He thanked the board members and the executive officers.

There were some announcements. The renovated office is open. Mail that was not picked up at Shore's office is at the Antigua and ready for pick-up. There are new owner parking passes. They can be picked up in the office. They will not be mailed out. There are new evacuation plans for the back of the front door in each unit and in the common areas. There are also uniform unit numbers that should be placed in the window next to the front door.

If owners expect a contractor to go into their unit, the owner needs to email Jeff. He will not release keys without an email or other written authorization. New announcements will be posted on the website as well as sent by email.

The pool is scheduled to open on May 24, 2025 and close on September 28, 2025. The earlier closing date is due to the coating construction that will resume on October 1, 2025 after a summer hiatus.

There is a new approach to the dumpster issue. We hired Coastal Construction to put the dumpsters out for collection and bring them back in; to clean the trash room; to put out the pool equipment in the morning and put it away in the evening. This will eliminate the need for pool attendants and building attendants during the summer.

Ocean City distributes planting every year and the Antigua will receive some on May 16, 2025.

There will be a pot luck social gathering after the owners meeting in unit 1303 at 3:00 p.m. All are welcome.

Election of Directors

The first order of business was the election of directors. Mike Falkner, the past president, presided because Randy was a candidate. Each candidate made a brief statement. At the conclusion of the statements, ballots were collected. They were counted by Cindy Mooney and Jennifer Scott of Shore Management. Mike turned the meeting back over to Randy while the votes were being counted.

Approval of Minutes of Owners' Meetings

Robert Mayer presented the minutes of October 5, 2024 Fall Owners' Meeting and the special March 10, 2025 owners' meeting. There were no questions or comments. Robert Mayer moved and Mary Dischinger seconded that the minutes of the October 5, 2024 Fall Owners' Meeting and the March 10, 2025 special owners' meeting be approved as submitted. The motion passed on a voice vote without opposition.

Treasurer's Report

Mary Dischinger presented the treasurer's report. The condominium is doing well this year. We are over budget with the unexpected maintenance matters. There is \$1,053,377 in T-bills, the Reserve Accounts and the Special Assessment Account. There is \$184,663 in the Ocean City Bank and the PNC Bank operating accounts. Spring Special Assessment coupons were sent out by email. The Fall Special Assessment coupons will be sent out in the near future.

The Profit and Loss is under budget, but heavier expenses are typical for the summer months. The maintenance problems, especially the sewer backup and the geothermal tank leak were not in the budget.

Coating Project

Robert reported on the coating project. The East Coast Contracting contract was terminated because East Coast could not post its performance and payment bond. We rebid the project and Ev-Air-Tight was the successful bidder. The contract was signed, the bond issued, the Certificate of Insurance received and they are on the building working. They will work on

the two blank west walls and the ground level walls this spring. There are two matters that need immediate attention.

The first matter is the paint color. There are two choices: the existing color and a lighter shade of it. Samples are on the poolside wall. Owners were encouraged to look at them and give us their preference. The lighter choice may not be available if there is no sealant (caulk) that matches it or some other means found. The board chose the existing color because there was an urgency in ordering the paint. Dow had announced a price increase in light of the tariff announcements and uncertainties. The deadline preceded the owners meeting. At the last Progress Meeting, we asked if it were possible to have an extension of time to make the selection. It was extended to the Monday after the owners meeting.

The second matter is the treatment of the cracks in the concrete that will be found when the current parge coat is removed. Our engineer, Kirk Parsons, recommends that the cracks be routed for repair, the parge coat be applied to the concrete but not over routed crack, the routed crack be cleaned and sealed with the silicone sealant, and the parge coat and the sealant be painted with the silicone paint. This leaves a noticeable line where the cracks were repaired.

The alternative is to repair the crack, apply the sealant in the crack, apply the parge coat over the sealant and on the concrete and then paint the parge coat. The repaired crack is not apparent with this method. Kirk's problem with this is that the different materials have difference expansion and contraction characteristics which can lead to the hard parge coat cracking and flaking. He compares it to painting a balloon. As the balloon expands and contracts, the paint cracks and flakes off. There are samples of both on the walls of the building, both prepared by Ev-Air. A decision is necessary quickly because the spring work will enter the parging stage shortly.

Robert also reported that the board had finalized the tentative payment dates. The fall special assessment is \$12,232 and will be payable in five monthly installments of \$2,446.40 each commencing September 1, 2025 and continuing to January 1, 2026.

Owner Motion

Patty Brann (301) presented her motion to reduce the size of the board from nine to five and it was discussed. Various points were made. The larger board promotes a broader range of opinions and interests and discourages small cliques. The current nine-member board has, overall, been cohesive and able to operate well together. They are able to share responsibility and have a variety of expectations and experiences.

One problem was how meetings are conducted. In Florida, one owner reported, a president resigned because there was too much work for the volunteer position. No one stepped up to job. At the Antigua in this election, there were more candidates than seats that were open, an indication that there was no need to reduce the size of the board.

The issue of control of a board by a small group was discussed. A smaller board is more susceptible to this than a larger board.

The length of the meetings was discussed. It was suggested that the meetings could be shortened if there was some additional structure to the meetings and that the length of the meetings was not the result of the size of the board.

Patty Brann (301) moved that the size of the board be reduced from nine to five. Jenn Drake (206) seconded the motion. On a voice vote, the motion was resoundingly defeated.

Draft Board Meeting Protocols

Robert introduced the Draft Board Meeting Protocols. They had been discussed at the last board meeting and Robert had modified them to take into account the discussion and other comments. They were brought before the owners for their comments because it affects their participation in board meetings as well as how the directors conduct board business. Ultimately, the board must make its own rules and modify them as appropriate. The floor was opened to discussion.

The length of the meetings was again discussed. People have other commitments and cannot attend the entire lengthy meetings. There is a value to just listening in on the meeting but that can be difficult with lengthy meetings and children to feed and put to bed.

The value of owner comments, concerns and general input in matters was discussed. It is important to have owners participate and for the board members to be aware of their concerns and preferences. Lengthy meetings discourage this participation.

The decorum at the meetings was discussed. It is difficult for the chair to moderate a conference call. There are no visual cues as to whom the chair should recognize to speak next. The result is people talking over one another. There were demeaning comments. Some would randomly speak about an agenda item previously discussed or not on the agenda. The absence of decorum diminishes the discussions, lengthens the meetings and interferes with the orderly discharge of the business before the board.

The draft introduced some formality to the meetings would enhance decorum, shorten meetings and make them more productive.

The length of time owners would have to speak was addressed. Some felt that two minutes might be too little. The purpose was not to dilute owner comments by limiting them, but to provide a means by which more owners would be comfortable speaking while making the meetings more concise. The draft provides that longer comments can be submitted in writing before a meeting and will be distributed to all board members. Written comments will not be attached to the minutes. They are for the purpose of informing the directors and assisting directors in reaching decisions. They would be considered the same as oral comments at a meeting. No deadline is proposed for submitting written comments. As a practical matter, they

should be submitted sufficiently before the meeting so they can be distributed to and considered by the directors.

Robert thanked the owners for their comments. In the end, the success of any board procedure depends on the good will of the owners and directors who participate in the meeting and the fair and impartial enforcement by the chair. This recognizes that the chair has the discretion to allow speakers to exceed time limits to a reasonable degree as well as limiting debate.

Election Results

Mike Falkner announced the results of the election. The candidates received the following number of votes:

Randy Ditch	55
Steve Hessenauer	7
Kat Ilkhani	12
Mike Keenan	51
Paul Kotula	50
Robert Mayer	53
Ingrid Miller	16

Mike congratulated Randy, Mike, Paul and Robert.

Next Board Meeting

Randy Ditch announced that the next board meeting would be held the following day, Sunday, April 27, 2025 at 6:00 p.m. by conference call. The agenda is to elect officers, consider a proposal to repair leaks into two units and to address coating contract matters needing immediate attention, specifically, the paint color selection and the treatment of the cracks.

Adjournment

Robert Mayer moved and Ellen Schweiger seconded that the meeting be adjourned. The motion passed on a voice vote without objections. Randy adjourned the meeting at 11:50 a.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer
Secretary