

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

(Executive Session)

September 18, 2024

The meeting of the Board of Directors of the Antigua Condominium Association in executive session was called to order by Randy Ditch, president, on September 18, 2024, at 9:17 p.m. The meeting was held via conference call. All the directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. A quorum was present.

The meeting was held in executive session to discuss legal issues with respect to the East Coast Contracting contract. Md. Condominium Act §11-109.1(a)(3) and (6).

Coating Project

The board discussed the next steps that should be taken. The first is to decide the texture issue, it should be the skim coating method or parge method. Then we need to meet with East Coast to try to resolve it or to go to mediation. Mediation is not binding. It is an effort to bring the two parties to an agreement.

A question was raised as to whether ETC carried professional liability insurance.

A question was raised about East Coast Shutters' price on new shutters. Is the removal fee included in the price? If so, we will need to reimburse the owners who pay that because the condominium will be paying the costs of removal.

Adjournment

At the conclusion of the executive session, Sheri moved and Mike F. seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:31 p.m.

The next regular board meeting will be held on September 18, 2024, at 7:00 p.m.

Respectfully submitted,
/s/ Robert Mayer

Robert Mayer
Secretary