

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors (Executive Session)

January 15, 2025

The Board of Directors of the Antigua Condominium Association met in executive session on January 15, 2025. The meeting was called to order by Randy Ditch, president, at 9:05 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mary Dischinger was absent. A quorum was present.

The executive session was called pursuant to Maryland Condominium Act §11-109.1(a)(3) to discuss two legal matters and communications from the condominium's attorney. The matters were the request of East Coast Contracting for a mutual general release and the cannabis odor emanating from unit [Redacted] and affecting units [Redacted] and [Redacted].

East Coast Contracting James Almand, the condominium's attorney, sent a letter to East Coast Contracting terminating the contract with East Coast on November 14, 2024. At the last board meeting it was asked if East Coast had responded. It had not and Jim sent a second letter advising it that we were rebidding the contract. Jim received a call from East Coast's attorney who suggested a mutual general release.

Jim sent a letter to the board on January 8, 2025, with his recommendation. [Redacted]

The board discussed the matter. [Redacted]

The board concluded that it wanted to wait [Redacted] and wanted Jim's thoughts on [Redacted]. The matter was put over to the February 19, 2025 board meeting.

Cannabis Randy and Robert reported on the cannabis problem. The owner of unit [Redacted] who is a full-time resident complained that a very pungent odor of cannabis was entering his unit. It is frequent and significant. [Redacted]

Randy and Robert spoke with Jim Almand about the problem. He was authorized to write a letter to the owner of unit [Redacted] which he did on January 9, 2025. There has been no response and the conduct has continued almost on a daily basis.

[Redacted]. [Jim] also suggested that a bylaw amendment or rule be enacted prohibiting marijuana use at the Antigua, both in the common elements and the units. A bylaw

amendment for Salty Sands was included in the board package as was Maryland Condominium Act §11-111 which governs the procedures for how rules may be adopted.

[Redacted]

A rule or bylaw amendment was discussed. The adoption of the no smoking rule in 2013 was discussed and the opposition to banning smoking in units. It was felt then that a total ban on smoking in both the common areas and the units would not pass so it was limited to the common areas with the ability to designate smoking areas as appropriate. Adopting a rule would be quicker than going through the bylaw amendment process although both could be done sequentially.

The board discussed the nature of the problem, the source of the problem and the remedies available. At the conclusion of the discussion, it was agreed that the problem was urgent and needed immediate attention; that a suit to enjoin the nuisance should be authorized; and that a comprehensive rule or bylaw amendment should be adopted concerning smoking.

Kat did not feel that she had enough information to vote on the matter.

Sheri recused herself because the conduct directly affected her unit and her enjoyment of her unit.

Robert moved and Randy seconded that Jim Almand be authorized to commence a suit to enjoin the nuisance. The motion passed with six directors in favor, none opposed, one abstaining, one recusing and one being absent. The directors voting in favor of the motion were: Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Bonnie Medford and Ellen Schweiger. Kat Ilkhani abstained. Sheri Miller recused herself. Mary Dischinger was absent.

Adjournment

At the conclusion of the executive session, Bonnie moved and Robert seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 10:07 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary