

Antigua Condominium Association

Minutes of the Special Meeting of the Board of Directors

August 11, 2025

The special meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Monday, August 11, 2025, at 6:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Bonnie Medford, and Ellen Schweiger. Paul Kotula, Robert Mayer and Sheri Miller were absent. A quorum was present. Mike Keenan was appointed Acting Secretary.

The following unit owners were present: Nancy Williford, Bill Reineberg, Ingrid Miller, Cindy Frederick, Rosey Whittaker, Jane Preble, Dan Snyder, Earle Humphreys, Fred Schoenbrodt, William Ellis, Matthew Grill, Steve Karlow, Chris and Helen Vallone, Kat Ilkhani, Bob Fitzgerald, Napoleon Marcelo, Patty Brann, Bob Saylor, Steve Hessenauer, Marcy Roenneburg, Harry and Randee Baumohl and Randy Hess.

Guests: Cindy Mooney, Shore Management, and Randy, Accurate Termite & Pest Control.

President's Report

Randy Ditch welcomed the owners to the special meeting of the board of directors. The meeting was called to consider the mouse problem and the renewal of the insurance policies.

Mouse Problem

Randy reported on the mouse problem. There have been many conversations about mice on the ground floor in the office, the shops and the bathrooms. The office was renovated and all holes, cracks and other apparent entry points were sealed. Since the office renovation was completed, there have been no mice in the office.

The bathrooms, the pool mechanical room and the trash compactor room continued to have mice in them. The saunas were removed; holes and entry points were sealed; and the areas power washed.

During the past six weeks, owners have reported seeing mice or evidence of mice up to the ninth floor.

The condominium had a pest control contract with Accurate Termite and Pest Control. There were bait stations on the ground level. In light of the recent sightings, Accurate was brought back. Randy from Accurate made an inspection of the building with Cindy Mooney of Shore Management and Mike Keenan. Randy from Accurate

recommended putting bait boxes in each of the 13 trash rooms and under the sinks in the kitchens in all 104 units. A second bait station will be installed in each unit, probably in the master bathroom or another location the technician feels is appropriate. They can be moved to different locations by the techs, if necessary. Accurate will note on the invoice where the boxes are placed. They will be checked monthly for twelve months. After the mouse situation is under control, owners will be asked to fill cracks into their units with Instafoam. To be effective, all 104 units need to be part of the program. The problem should be under control within three to four months.

Randy from Accurate described the process. The bait is safe. It is non-toxic except to mice. Mice are small and the amount of poison in the bait is very small. It is not harmful to people. There is no odor or smell. Bait traps are recommended. They are designed to be placed in dark, safe areas. They are better than spring traps. Mice can eat the bait on a spring trap without springing the trap. They are not effective. The bait will be changed monthly during the monthly inspections. Monthly inspections will be done for a year and thereafter probably quarterly. Accurate will supply the MSDS sheet on the ingredients. The cost will be \$104.95 per unit per year. Randy did not have a breakdown between the cost of the bait stations and the labor.

Cindy verified the most important areas. Owners should be made aware that they should seal any holes after three or four months of treatments. Accurate will identify the units that need to be sealed. The units and the 13 trash rooms will be treated and monitored monthly.

They were not able to determine the source of the problem.

Randy answered questions from the board and owners. He will try to accommodate renters by initially installing the bait stations on a Saturday between 10:30 a.m. and 3:00 p.m. Accurate services other buildings. He has contracts in Rehoboth, Bethany and two large facilities in Ocean City. They all use bait stations. He has been using them for 26 years.

Owners asked about alternatives. Steel wool is ineffective and is simply used by the mice as a nesting material. There are no sprays or repellants that can be applied to the exterior of a building that keep mice out of the building. Home remedies are not effective. They include sprays and appliances plugged into electrical outlets.

An owner asked about inaccessible areas in units, particularly behind access panels. All areas should be accessible to install bait stations. Accurate will deal with any issues and place the bait stations in accessible and appropriate places.

An owner asked why owners were told a month ago that mouse control was a unit owner's responsibility inside the unit. Randy Ditch explained that at first it was thought that the problem was limited to particular units. Since then, there have been more sightings and evidence of mice. It became clear that it is a building wide problem and is not limited to particular units.

All owners need to participate for the program to be effective. Sightings have been as high as the ninth floor. The sightings appear to be random. No pattern has been seen. That is why all owners need to be in the treatment program.

Randy Ditch moved and Mike Keenan seconded that Accurate Termite and Pest Control's proposal to treat all 104 units and the 13 trash rooms for one year for a total contract price of \$10,602.00 be accepted with the addition of an additional insured clause. This contract is in addition to the current contract. The motion passed with six directors voting in favor; none voting against; and three absent. The directors voting in favor were: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Bonnie Medford and Ellen Schweiger. Paul Kotula, Robert Mayer and Sheri Miller were absent.

Insurance

Mike Falkner presented the insurance proposal from Deeley Insurance Group. There are two options. One is with James River with a premium of \$145,040.98. The other is with Richmond National with a premium of \$133,313.14. The difference between the two quotes is the General Liability coverage. James River is about \$13,750 more than Richmond National. The difference in liability coverage is for dogs. James River will cover dog bites by dogs up to 35 pounds while Richmond National will not cover dog bites. The James River policy provides coverage up to \$1,000,000 for this.

Mike Falkner moved and Mary Dischinger seconded that the James River proposal be accepted. The motion passed with five directors voting in favor; one voting against; and three absent. The directors voting in favor were: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan and Ellen Schweiger. Bonnie Medford voted against the motion. Paul Kotula, Robert Mayer and Sheri Miller were absent.

A committee will be appointed to review the pet policy and enforcement of it.

Shutter Removal

Randy reminded the owners that shutters on the first twelve floors would be removed starting on September 15. Six will be removed the first week; ten the following week; and the last one on September 29, 2025.

Adjournment

Ellen moved and Bonnie seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,
/s/ Robert Mayer for Mike Keenan

Mike Keenan
Acting Secretary