

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

December 17, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on December 17, 2025, at 7:01 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. A quorum was present.

The following unit owners were present: Rosey Whittaker, Don Brown, Bob Fitzgerald, Randy Cowan, Ingrid Miller, Cindy Frederick, Kat Ilkhani, Earle Humphries, Peggy Sheer, Patty Brann, Mark Ricker, Chris Keenan and Chris & Helen Vallone.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns. An owner commented on the weep holes during the work on her balcony deck. Randy will bring it up at the next Progress Meeting with Ev-Air and Kirk Parsons.

An owner inquired about cleaning out the chase into which the dryer vents exhaust. The chase is an enclosed area constructed from drywall. There are pipes and possibly wires that share the space. It was cleaned about 10 to 15 years ago and was very difficult to do. It is difficult to find anyone to undertake the job. The question will be referred to Shore Management.

Approval of Minutes

Robert presented the draft minutes for the November 19, 2025 open and executive session. There were no comments on them. Robert moved and Mike seconded that the minutes for the November 19, 2025 open and executive sessions be approved as submitted and the minutes of the executive session be released. The motion passed on a voice vote without opposition.

President's Report

Randy addressed several matters in his President's Report.

Pool Brad Jarvis of Atlantic Pool Management, the pool company servicing the pool, sealed the skimmers and lights, pressure tested the pipes and filled the pool. Brad feels that the pool leak has been repaired. The pool has been winterized and covered. Shore Management is obtaining quotes for work on the pool and in the pool

mechanical room. The pool company did not see any damage to the pool from the skateboard incident.

Mice The pest control company made its monthly inspection on December 17, 2025. It left reports in each unit stating whether the bait had been replaced or there was other evidence of mice. It also prepared a report for the building showing where there was mouse activity. There were five units with activity on the first floor; five on the second floor and two on the third floor. There was no activity above the third floor. This was a positive report. Further monthly inspections will be on the third Wednesday of each month.

Reserve Study The new Reserve Study was received. Randy and Robert discussed the draft with the reserve study engineer. Comments on the new Reserve Study are welcome and can be emailed to the Antigua office.

Car Damage During the summer a lounge was blown out of the pool area during a storm and hit a car parked in the parking lot. It was owned by a renter who asked that the Antigua pay the repair estimate she had received. There was no consensus on the board that the condominium was liable for the damage, but there was consensus to resolve the matter. The board voted to pay the amount the individual requested to settle the matter. The payment was made and the individual had her car repaired. In the course of repairing the vehicle, the body shop charged an additional \$805.56 and the individual asked that this also be reimbursed.

The matter was discussed. It was reiterated that the board did not agree that it was liable. However, the board wanted to resolve the matter and agreed to make the payment as a settlement of the claim. The condominium would not get a refund if the body shop had completed the repair for less and, conversely, is not obligated to pay for any additional charges. It was noted that there is a Pennsylvania consumer protection statute that precludes auto body shops from charging more than 10% of the quote without the prior consent of the car owner. The individual in this instance did not have her car repaired before we made our settlement payment. She did not raise the question of additional compensation with us before the additional charges were incurred. The board agreed to settle the matter, not to write a blank check.

Robert moved and Sheri seconded that the request for an additional payment be denied. The motion passed on a voice vote without opposition. Ellen abstained because the individual had rented her unit.

Summer Help Last summer we had a second office employee for the expanded summer hours. We also contracted with Coastal Construction to close the pool in the evening and open it in the morning. That included stacking and unstacking the pool furniture. It worked well and we will follow the same system next year.

Ellen conducted the last interviews for the summer positions very successfully and volunteered to conduct these. The compensation will be \$20 an hour. The

employment will begin in mid-May so that the new employee can overlap with Jeff Atkins, our year-round office worker, and will continue until the pool closes in early October. Ellen expects interviews to be in February or March.

Treasurer's Report

Mike Falkner reported on the financials. There were several updates. About \$150,000 was transferred from the Bank of Ocean City Operating Account to the PNC Special Assessment Account on December 2, 2025 and does not show up on the November 30 report. An additional \$170,000 is being transferred from BOC Operating Account to the Special Assessment Account. The November transfer to the Reserve Fund was made.

Audit The 2024 audit was completed and has been received. Mike pointed out the discussion on separation of duties in the Material Weaknesses section. This is a chronic problem for small organizations and in our case, is without a solution. We would need to employ more people to be able to have an acceptable segregation of duties. That would be too expensive and not be cost effective.

Robert moved and Sheri seconded that the audit be accepted, that the treasurer sign the Representations Letter and that the contractually agreed fee be paid when the invoice is received. The motion passed on a voice vote without opposition.

October Reserve Fund Transfer The board previously postponed the October 2025 Reserve Fund transfer due to the cash flow situation which regularly occurs after the insurance bill is paid. There are now sufficient funds to make the payment for October and December. These transfers will complete in full all required 2025 transfers.

Mike moved and Harry seconded that the Reserve Fund transfers for October and December 2025 be made. The motion passed on a voice vote without opposition.

Payment Coupons The payment coupons for the 2026 monthly assessments were sent out to all owners.

Ev-Air Payment Application #5 Ev-Air submitted its fifth payment application which Kirk reviewed and approved. There are sufficient funds in the PNC Special Assessment Account to pay the invoice and the next invoice without liquidating any of the Treasury Bills. This will allow the T-bills to continue to earn interest.

Mike moved and Robert seconded that Payment Application #5 in the amount of \$273,424.14 be paid from the Special Assessment Account. The motion passed on a voice vote without opposition.

ETC Invoice ETC submitted its November invoice in the amount of \$10,936.29. ETC agreed to a credit \$5,063.00 which Kirk requested be a credit of \$1,687.67 against three invoices. The first would be the November invoice. The net payment for the November invoice will be \$9,248.62. The board previously approved the October

invoice subject to Kirk's confirmation of the credit and the manner in which it would be applied, both of which are needed for the auditors. That just came in.

Mike moved and Robert seconded that the October 2025 invoice that was previously approved be paid in full and that the November 2025 invoice in the amount of \$10,936.29 be paid in the net amount of \$9,248.62 which reflects the credit for November. The payment will be made from the Special Assessment Account. The additional credits will be applied to the December 2025 and the January 2026 invoices. The motion passed on a voice vote. Bonnie voted against the motion.

Reserve Study The new Reserve Study has been received. The contractual cost was \$4,900 of which half was paid as a deposit. The balance due is \$2,450.

Mike moved and Robert seconded that the invoice from Criterium – Harbor Engineers in the amount of \$2,450 be paid from the Reserve Account. The motion passed on a voice vote. Bonnie voted against the motion.

Secretary's Report

Robert reported that the Town of Ocean City will conduct proactive rental inspections for rental properties. This is a new program. One owner reported that she had received the notice when she renewed her Rental License.

Robert also reported that the Maryland Department of the Environment is requiring a Building Energy Performance report. The notice will be forward to Shore Management to determine what needs to be done.

Maintenance Report

Robert reported that Shore Management was soliciting proposals from two engineering firms for the design of the windscreens on the first four floors as part of the permitting process.

Shore Management is working with Roy Case to find replacement sensors for the pool heating system. There were some comments at the end of the season that the pool was not heating to the proper temperature. The sensors are the problem. Shore is also obtaining quotes for other work in the pool mechanical room.

Coating Project

Robert reported on the progress of the coating project. The next Progress Meeting will be held on December 18, 2025 and updates as to the removal of the parge coat will be available. Ev-Air had anticipated that all the parge would be removed from the first twelve floors on the residential drops by Christmas or the end of the year. There have been weather delays and we will need an update. The parge removal is continuing on the west wall and the 13th floor.

Owners asked several questions about the project. They noted that there is a very fine residue of dust on the walkways. There was a question about a crack above a window. Randy will ask about the clean-up and the other matters at the Progress Meeting.

Robert reported that Ev-Air's request for a \$245,000 change order relating to the removal of the parge was resolved. The condominium will pay an additional \$40,000 which will be in Change Order 3. This is in settlement of all claims concerning removing the parge that Ev-Air raised. The AIA contract still permits additional change orders for concealed and unknown conditions. The parge removal is mainly completed on the residential drops except for the 13th and 14th floors. There was no issue noted on the west walls. That removal went without comment in the spring and continues without comment. The application of the new parge coat and the removal and application of the new sealant should not pose problems. Ev-Air installed the sealant about seven years ago.

There will still be unexpected issues. The exterior walls on the 01 and 08 stacks are about 12 to 18 inches longer than on the other stacks. The additional space was finished by installing DensGlass and parging over it. ETC prepared construction drawing to complete this work. Rather than attempt to remove the parge which would be very difficult, if it can be done, the DensGlass will be removed, replaced and parged. There are some savings in not removing the existing parge but are additional costs in the application. There have also been some other smaller matters exposed as the work progressed.

Robert moved and Sheri seconded that Change Order 3 be accepted as settlement of Ev-Air's claim relating to the removal of the parge. The motion passed with eight directors voting in favor, none voting against and one being absent. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

Strategic Visioning Committee

Harry reported on the Strategic Visioning Committee. Dan Sheer and he met to begin to organize the committee. The project will be data driven to aid the board in making decisions. They considered the metrics to be used, the source of input and the composition and organization of the committee. They envision the committee consisting of from five to ten owners representing all the stakeholder groups, such as owners who rent and those who do not rent. This will be a long-term project and Harry cautioned again seeing immediate results. It will be a metrics driven, discerning process. They are working on a letter to the community which should be ready in January.

Executive Session

Robert moved and Ellen seconded that the board go into executive session to consider owners' account and the payment of the special assessment. Md. Condominium Act §§11-109.1(a)(8). The motion passed with eight directors voting in favor, none voting against and one being absent. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

The board went into executive session at 8:15 p.m. Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

Mike presented the Accounts Receivable report which showed five unit owners of concern. The matter was discussed. The board has a fiduciary duty to all owners to assure the timely collection of condominium fees and in particular, the special assessment. It is not likely that if the accounts were referred to counsel now that any significant action would be taken between Christmas and New Years. If an account is referred to counsel, the January installment should be included so that all installments are addressed. The January installment will be due in about two weeks.

The board decided that the secretary will send a letter to each unit owner advising them that the treasurer referred the owner's account to the board, that the board will meet on January 21, 2026, and that the board intends to refer all accounts that have not been paid in full or satisfactory arrangement made by January 14, 2026 to counsel for collection.

Adjournment

At the conclusion of the executive session, Sheri moved and Ellen seconded that the meeting be adjourned. The motion was passed on a voice vote without objection.

The meeting was adjourned at 8:59 p.m.

The next board meeting will be on Wednesday, January 21, 2025 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary