

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 9, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on May 9, 2025, at 10:00 a.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer and Bonnie Medford. Mary Dischinger, Sheri Miller and Ellen Schweiger were absent. A quorum was present.

The following unit owners were present: Charles Ziegler (202); Ingrid Miller (1302); Dennis Marsalek (408); Patty Brann (301); Kat Ilkhani (1005); Helen Vallone (904); and Wanda Ditch (706).

Randy opened the meeting stating that it was called to further discuss the coating project and in particular the method to deal with the cracks in the concrete. There are two considerations in treating the cracks. One is that the treatment must be a functional solution that lasts. The other is the appearance of the finished work. There are two categories of cracks. One group consists of the horizontal joints. They are the joints between separate concrete pours when the building was constructed. They are uniform. They will be treated in accordance with the contract and the same as they have been treated in the past. The silicone sealant in these joints will not be covered. The cracks that are of concern are the cracks that are within each panel, that are principally diagonal and that can be of different lengths. He asked Robert to report on the last Progress Meeting and the current situation.

The last Progress Meeting was May 8, 2025. Robert prepared notes of the meeting with Randy's assistance and sent them to the members of the board.

Status of Work. Ev-Air was repairing leaks into 1002 and 808. New sealant was applied to the windows and doors as necessary. Units 1102 and 1202 were also resealed because the leak into 1002 may have originated in part from those units and traveled until the water entered 1002. This work was completed and the swing was moved to the 08 stack. The work on 808 was scheduled to be completed on May 9, 2025.

There are issues with the floors in the elevator area of the sixth floor. The floors were surveyed. Ev-Air will review the work request and provide a cost for it.

The texture has been removed from the west walls. Concrete repairs and routing of cracks is almost done. Parging has begun. The texture has been removed from all the ground level walls that Ev-Air will work on this spring. Concrete repairs and crack repairs are underway.

Treatment of Cracks.

Kirk summarized the alternatives for treating the cracks:

The first alternative which we discussed previously — applying the parge over the sealant with or without the tape — will not be covered under the warranty. This eliminates the alternative.

Kirk viewed the wall panels that Ev-Air repaired. In each case, the crack was covered with the parge. He did not observe any cracks in the panels. Three panels were repaired in October 2023 and one panel (103) was repaired in early 2021. Neither Kirk nor Tristan Keen, Ev-Air's vice president who is in charge of the coating contract, was sure what or how the work was done on 103. Kirk says that the finish is inconsistent. That may be from grinding part of the panel but not all of it. The individual who worked on that panel is no longer with Ev-Air. Darrell did a concrete patch later.

ETC and Ev-Air are looking into a possible alternative parge and crack fill materials that can be used to apply the parge over the sealant and a warranty can be obtained. The product is manufactured by Sto Corp. They use it as part of their EIFS installations. It is applied over the insulation and other materials applied as the equivalence of a parge coating. It is different from parge in that it contains a polymer. They also produce a sealant that can be covered with their polymer parge material. A sample of these materials is scheduled to be installed on Friday or Saturday so it can be viewed Monday. Ev-Air was waiting for the materials to arrive. They were expected for May 9, 2025. Ev-Air will conduct tests to make sure that the Dow All Guard silicone paint will properly adhere to the material and owners can view the sample that Ev-Air installs. Because the polymer material is made differently than the parge material, the finished textures to the two will likely differ a bit. The sample will better show the difference.

The meeting was opened for discussion. There was a question about warranties. There would be three warranties if the Sto product is used: Sto's on its materials used; Dow's on its All Guard silicone paint; and Ev-Air's under the contract. Kirk will provide more information on the extent of the Sto warranty. We do not know if Ev-Air has used this method before or the applications of the Sto products on buildings other than with EIFS. The method would not use tape as Ev-Air had previously suggested as an alternative in the parge over sealant method. A mesh may be used in EIFS installations, but this will not be an EIFS installation. We would be using their materials so that the cracks can be covered and not seen. Changing the materials would involve a change order. Tristan did not think that the additional cost would be significant. He had not computed the cost, yet. He needed more information to do that.

The finished look of the building was discussed. It was suggested that the Sto material be used over the cracks and the existing parge material elsewhere. However, to the extent that

there is a different finished texture, that could add another texture that could draw attention to the cracks.

Paul Kotula reported that the parging is further along than was thought at the Progress Meeting. The south wall is parged to the fourth floor and the north wall to the eighth floor. The bicycle area is parged and Ev-Air is working on the areas around the roll-down doors. Several alternatives were discussed.

Robert moved and Paul seconded that the west walls be completed according to the contract, but with a flush tooled finish on the sealant. The motion passed with five directors voting in favor, one against and three absent. The directors voting in favor of the motion were : Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer and Bonnie Medford. Mike Keenan voted against the motion. Mary Dischinger, Sheri Miller and Ellen Schweiger were absent.

Robert also reported that Ev-Air is concerned that it may not finish the spring work by May 23, 2025 and wanted to know if it could use a two-person crew to paint the ground level walls after Memorial Day weekend if they are not finished by then. There were comments on the request. No action was taken on it.

Randy advised the board and the owners that there would be another meeting to discuss these matters and it would be held early next week after the samples are up.

Adjournment

There being no further business, Robert moved and Paul seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 11:01 a.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary