

## **Antigua Condominium Association**

### **Minutes of the Meeting of the Board of Directors**

January 15, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on January 15, 2025, at 7:01 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Falkner arrived late. Mary Dischinger was absent. A quorum was present.

The following unit owners were present: Pat Haskins (306); Cindy Frederick (901); Ingrid Miller (1302); Jane Preble (107); Rosey Whittaker (302); Steven Karlow (1204); Randee Baumohl (1102); Robert Rosner (1007); Chris and Helen Vallone (904); Patty Brann (301); Dennis Marsalek (408); Kathy Landicho (1208); and Robert Fitzgerald (806).

Property Manager: Cindy Mooney, Shore Management

#### **Owner Comments and Concerns**

Pat Haskins (306) asked about the responsibility of ETC and whether there would be a credit on its bill. Counsel has been consulted but no decisions have been made.

Jane Preble (107) asked about the repairs to units 107 and 108 caused by the waste line backup. The waste line backed up twice. Before repairs are made, we will send a camera down the waste line to make sure we understand the problem and make any necessary repairs. Deppe sent a camera down, but it broke and they did not complete the inspection. Randy thanked Jane for her patience.

Rosey Whittaker (302) asked about the cleanup from the last snow storm, residual areas that may freeze and water in the elevator lobby. Resort to Us cleared some of the snow and on the days that it is on the property clears the elevator lobbies of any water. Jeff does a morning walk around the property and either reports anything to Resort to Us or clears it himself. A salt bucket was set out for owners' use. Steve Karlow (1204) noted that water was in the elevator lobby on the 12<sup>th</sup> floor. Historically, the water problem was on the first three floors. Sliding doors were installed to assist in keeping the water out but they are often not closed. The floors above the third floor will be added to the inspection.

## **Approval of Minutes**

Robert presented the draft minutes of the December 18, 2024, board meeting. Mike Keenan moved and Robert seconded that the minutes be approved. The motion passed on a voice vote. After the vote, Kat stated that she opposed approving the minutes.

Robert presented the draft minutes for the executive session of the board meeting held on December 18, 2024. Robert moved and Mike Keenan seconded that the minutes be approved and released. The motion passed on a voice vote. After the vote, Kat stated that she opposed approving the minutes but approved releasing them.

Robert presented the draft minutes of the special meeting of the board held on January 10, 2025. Ingrid Miller (1302) raised a question about the test grinding that was requested in the spring during the first bidding process and why the board had changed its mind. Robert replied that the board had not taken any action on the request. No one seems to have changed his or her mind. Mike Keenan moved and Robert seconded that the minutes be approved. The motion passed on a voice vote. Ellen and Bonnie abstained because they had not attended the meeting. After the vote, Kat stated that she opposed approving the minutes.

## **President's Report**

Randy wished everyone a Happy New Year and hoped they had had a happy holiday season. The Spring Owners Meeting will be held on April 26, 2025, at the Elks Lodge, 13708 Sinepuxent Ave., Ocean City, Maryland. The Fall Owners Meeting will be October 18, 2025 at Knights of Columbus but the venue has not been confirmed.

The condominium office has switched from Verizon to Comcast for its internet service. The cold weather has delayed the installation of the new security cameras and the replacement of the geothermal tank that is leaking.

The problem of dogs that are not properly curbed has recurred. They are relieving themselves in areas that are not designated for this purpose and the owners are not cleaning up after them. Randy asked for more attention to be paid to this and for more cooperation.

Sheri raised an issue of an odiferous fluid that was coming down from the balcony above hers and hitting her balcony windows. Originally, she thought the occupants were cleaning up dog urine and flushing it through the balcony drainpipes. The owner denies that there is a dog in the unit.

Rosey Whittaker (302) asked about the enforcement of the pet policy including registration of pets. The matter was discussed. All pets must be and are being registered during the season, but in the off-season, they are not. Only owners are permitted to have pets. Renters cannot have pets in the building. The office watches for renters who have pets but the office is closed on Saturdays and Sundays and it cannot be monitored as well as during the season. Renter and guest registration throughout the year was discussed.

## **Treasurer's Report**

In Mary's absence, Robert reported that CG Accounting is finishing the W-2s and 1099's. The Profit and Loss Statement for 2024, the accounts receivables and the check register for the third and fourth quarters were prepared and sent to the board members. Alexis still has some work to complete before all the reports can be finalized. She is concentrating on W-2s and 1099s for the Antigua and her other clients. She will endeavor to finish the review and adjustments shortly. It is hoped that the reports will be available on their regular schedule by the board's next meeting.

## **Maintenance Report**

Mike Keenan presented the maintenance report. Cindy Mooney of Shore Management was present and participated.

Geothermal Tank Replacement The replacement of the air separation tank in the geothermal system was delayed because of the cold temperatures. Further information will be sent to owners as the date of the work is firmed up.

Trash Compactor The preventive maintenance was done and the oil was changed. The bill was \$1,024. The cleaning of the trash chutes will be done in March.

Atlantic Refrigeration The next servicing of the HVAC units will be in February.

Keys Roy Case do the electrical work on the key mechanisms for the ground-level shutter doors.

Painting Common Doors and Benches The painting contract was previously approved and the work is being scheduled.

Pool Leak Brad Jarvis' pool company will be out to do a leak test.

Repairs from Sewage Line Backup Deppe Brothers sent a camera down the affected waste line to find out the cause of the backup problem. The camera broke during the operation and the inspection was not completed. Deppe is being rescheduled to finish the inspection. The repairs to units 107 and 108 should not be started until the cause of the problem is known.

The proposal for the carpet replacement in unit 107 was presented and discussed. The lead time for the carpet order can be six weeks or more. By ordering now, it should be available when the restoration work is completed. Robert moved and Mike Keenan seconded that the quote from HomeWorks Carpet One OC for \$1,924.40 be accepted and the 50% deposit be paid. The motion passed on a voice vote without opposition.

Cindy asked Deppe Brothers for a proposal to service and clean the waste lines. She is waiting for the proposal. By servicing and cleaning the other waste lines, we hope to avoid or, at least, minimize the number of blockages.

Office and Bathroom Renovations/Mouse Problem The proposals for the renovation of the office were discussed. The relation of the renovation of the office to the mouse infestation was discussed. The purpose of the office renovation is to close the access points mice have to the office. Cindy reported that the pest control company felt that the use of bait stations would not be effective in solving the mouse problem. There are too many access points for the mice and they should be closed before the bait stations are effective.

The working conditions of the office staff were discussed. Some owners who have been in the office during the day have not found an offensive smell. Jeff reports that he spends time every morning cleaning up mouse excrement — and on one occasion, mouse parts — and eliminating (as best he can) the odor. During the day, he hears mice scamper across the ceiling.

Advanced Solutions Company presented two proposals for the office renovation. They were for \$5,550 and \$5,800. The difference was whether the floor would be entirely carpeted or only the portion from the door to the desk. The rest would be vinyl plank. An owner suggested an alternative flooring. In addition, Advanced Solutions would remove the unused ductwork for \$700. This is in both bathrooms and leading into the office. Roy Case's proposal was to disconnect and remove the electric feed to the transformer, remove the transformer in the office and remove the other electrical connections relating to the saunas. The proposed cost was \$1,600.

The extent and sequence of the work was discussed. The question was whether the office drywall needed to be removed or could be left intact; whether the ceiling needed to be removed; whether the abandoned ductwork needed to be removed; and whether the abandoned wiring needed to be removed. It was discussed whether the bathrooms and trash room should be renovated first to close all access points from them before addressing the office.

Advanced Solutions also submitted a proposal to renovate the poolside bathrooms. There were questions about the work to be done, including how to handle the showers and ventilation. More work needs to be done on this and no action was taken on the bathroom renovations.

Mike Keenan moved and Robert seconded that (1) Advanced Solutions' proposal for \$5,800 plus an adjustment to the cost for vinyl plank floor covering throughout the office or another floor covering as suggested by an owner; (2) that Advanced also remove the ductwork at a cost of \$700; and (3) that Roy Case's proposal for removal of the electrical and transformers to the saunas for \$1,600 be accepted. The motion passed with six directors in favor; two opposed; and one absent. The directors voting in favor of the motion were: Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller and Ellen Schweiger. The directors voting against the motion were: Kat Ilkhani and Bonnie Medford. Mary Dischinger was absent.

Arrangements will be made for the office staff's relocation during construction. Jeff may relocate to Shore Management's office on 77<sup>th</sup> Street. He will still make his daily inspections and be available at the condominium as needed. The details will be worked out.

Cutoff Valves Robert reported that Kirk Parsons advised that stainless steel electric cutoff valves are available. Further investigation on their use and durability will be done. We are waiting for a budget from 5 Star for this and Cindy is seeking input from Tubman who said he would look at the matter further in the new year.

Fire Safety Jeff is checking on access to all the units to make sure that we have current keys and codes.

Coating Project Robert presented a written report on the status of the Coating Project. Bid packages have gone out. Northern and All State requested a grinding test to help formulate their bids. Ev-Air-Tight has worked on the building and already has experience in removing the existing material, applying a parge coat and the sealant coat. The board approved the grind tests at its January 10, 2025 special meeting. All State intends to conduct its test on January 16, 2024. It will be on the first floor of the 06 tier. They intend to remove the coating to the concrete, apply a parge coat and the sealant. This will let them develop an estimate of the time it will take to do this for the entire building. The test should take one or two days. The application of the parge coat is dependent on the weather since the parge is temperature sensitive.

Robert moved and Sheri seconded that the November and December 2024 invoices from ETC be approved for payment. They are \$1,342 and \$616, respectively. The motion passed on a voice vote. After the vote, Kat and Bonnie said that they had voted against the motion. The invoices will be paid from the Special Assessment Account.

Bathroom Renovation Committee The bathroom committee will meet to discuss the bathroom renovations.

### **Executive Session**

Robert moved and Mike Keenan seconded that the board go into executive session to discuss two legal matters. Maryland Condominium Act §11-109.1(a)(3). The motion passed with eight directors in favor and one absent. The directors voting in favor of the motion were: Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mary Dischinger was absent. The board went into executive session at 9:05 p.m.

### **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.

The next regular board meeting will be held on February 19, 2025, at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer  
Robert Mayer  
Secretary