

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

April 27, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on April 27, 2025, at 6:00 p.m. The meeting was held via conference call. All the directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. A quorum was present.

The following unit owners were present: Randee and Harry Baumohl (1102); Cindy Frederick (901); Robert Fitzgerald (806); Tom Krath (506); Peggy and Dan Sheer (406); Randy Hess (608); Steve Hessenauer (1203); and Kat Ilkhani (1005).

Report of Election of Directors

Randy reported on the results of the election for directors at the Spring Owners Meeting held on April 26, 2025. The candidates and the votes for each were:

Randy Ditch	55
Steve Hessenauer	7
Kat Ilkhani	12
Mike Keenan	51
Paul Kotula	50
Robert Mayer	53
Ingrid Miller	16

Randy, Mike, Paul and Robert were elected to the board for two year terms.

Election of Officers

Ellen nominated and Paul seconded the nomination of Randy for president. There being no further nominations, Randy was elected president on a voice vote without opposition.

Mike Falkner nominated and Paul seconded the nomination of Mike Keenan for vice president. There being no further nominations, Mike Keenan was elected vice president on a voice vote without opposition.

Ellen nominated and Sheri seconded the nomination of Robert for secretary. There being no further nominations, Robert was elected secretary on a voice vote without opposition.

Sheri nominated and Mike Keenan seconded the nomination of Mike Falkner for treasurer. There being no further nominations, Mike Falkner was elected treasurer on a voice vote without opposition.

Unit Leaks

Robert presented Ev-Air-Tight's proposal to repair leaks into units 808 and 1002 for a total amount of \$8,700. This includes removing and replacing sealants (caulking) outside units 1002, 1102 and 1202, including windows and walls and repairing any visible concrete spalls. It includes removing and replacing sealants (caulking) outside unit 808. The work will cost \$4,000 which is part of the coating contract price. There will be a charge in addition to the coating contract of \$4,700 to set up and remove the swing stages on the two drops. It is expected that the repairs will be made within the next two weeks. They are out of sequence for the work in the coating contract. The entire cost will be paid from the Special Assessment account.

Robert moved and Mike Keenan seconded that the proposal be accepted. On a voice vote the motion passed without objection.

Broken Window

One window on the corridor to the north stairwell was broken. Shards of glass are hanging in it and it is a hazard for the workers and anyone going down the corridor. The board received two proposals to replace the window. One was from Charles Brown Glass Co. for \$775. The second was from Masterjack for \$1,500. Both were for tempered glass. There are several open questions, particularly about the color of the window, whether it should be tempered glass and immediate removal and installation of an interim safety device. The matter is urgent and the broken window is a hazard in its present state.

There is a question of whether Ev-Air broke the window. They said that they did not have a crew operating on that drop on the day it was broken. At the last progress meeting, Ev-Air suggested that it would take responsibility for the break.

Robert moved and Sheri seconded that Randy be given the authority to determine which proposal is appropriate and contract for it. On a voice vote the motion passed without objection. Randy will first follow-up with Ev-Air to determine if it will make the repair at its expense, but has authority to secure the window and space and contract for a new window.

Office HVAC Split System

Randy reported that Atlantic Refrigeration submitted a quote of \$2,350 to reinstall the HVAC unit in the refurbish office. There is no guarantee that it will work when reinstalled. It is seven years old and cost about \$3,950. The question was whether it would be a better expenditure of funds to purchase a new unit. Randy will do more research on this.

Coating Contract

Robert presented the issue of the paint color. There are two choices: the existing color and a lighter shade of it. Samples are on the poolside wall. Owners were encouraged to look at them and give their preference. The lighter choice may not be available if there is no sealant (caulk) that matches it or some other means found to match it. The board previously chose the existing color because there was an urgency in ordering the paint. Dow had announced a price increase in light of the tariff announcements and uncertainties. The deadline preceded the owners meeting. At the last Progress Meeting, we asked if it were possible to have an extension of time to make the selection. It was extended to the Monday after the owners meeting.

After a discussion, it was decided that the preferred color is the lighter color. It was recognized that the lighter color may not be available if there is no matching sealant or other means to deal with the color of the sealant.

Robert moved and it was seconded that the color choice be changed to the lighter color if there is a matching sealant or other means to deal with the sealant color. On a voice vote the motion passed.

The second issue Robert presented was the crack repairs. The second matter is the treatment of the cracks in the concrete that will be found when the current parge coat is removed. Our engineer, Kirk Parsons, recommends that the cracks be prepared for repair by routing the crack, the parge coat be applied to the concrete but not over the routed crack, the parge coat painted with the silicone painting and, finally, the cracks be sealed with the silicone sealant. This leaves a noticeable line.

The alternative is to rout the crack, apply the sealant, apply the parge coat over both the concrete and sealant and then paint the parge coat. The repaired crack is not as apparent with this method. Kirk's problem with this is that the different materials have difference expansion and contraction characteristics which can lead to the hard parge coat cracking and flaking. He compares it to painting a balloon. As the balloon expands and contracts, the paint cracks and flakes off. There are samples of both on the walls of the building, both prepared by Ev-Air. A decision is necessary quickly because the spring work will enter the parging stage shortly.

Various questions and options were discussed. It was the sentiment of the board that sample crack line was not acceptable. We will obtain more information from Kirk.

Board Meeting Protocols

Ellen inquired about the draft Board Meeting Protocols. They will be on the agenda for the next regular meeting.

Adjournment

Mike Falkner moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary