

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

March 18, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on March 18, 2026, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Steve Hessenauer was absent. A quorum was present.

The following unit owners were present: Don Brown, Beth Ebersole, Jessica Drake, Bill Reineburg, Ingrid Miller, Cindy Frederick, Patty Brann, Rosey Whittaker, Paul & Frances Cruz, Kat Ilkhani, Chris & Helen Vallone, Dennis Marsalek, Chris Keenan, and Dan Crerand.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns. An owner asked about materials left on her balcony by Ev-Air. The matter will be brought to the attention of Ev-Air. An owner noted that the CAI invoice included a mandatory fee that was not included in the consent agenda. The omnibus consent agenda motion will be amended to include it.

Consent Agenda

The Curtis Power Solutions' proposal to renew the preventive maintenance contract for the generator and the Charles Brown Glass repair of the broken window on the south corridor were added to the Consent Agenda. The matters were late arrivals and not included in the Board Package sent to the owners but were sent to all board members. There were no requests to remove any items on the Consent Agenda.

Robert moved and Ellen seconded that:

- The minutes of the Board of Directors Meeting of February 9, 2026 be approved as submitted.
- The Treasurer's Report be received and the Community Association Institute invoice in the amount of \$325 be approved.
- The summer office assistant be hired for the period from May 11 to October 11, 2026 at the rate of \$20.00 per hour.
- The Property Maintenance Report be received.
- The Coating Project Report be received.
- The Visioning Committee Report be received.

- The Curtis Power Solutions proposal for preventive maintenance of the generator for one year at a cost of \$3,395 be approved.
- Charles Brown Glass repair the broken ninth floor window.

The motion was unanimously passed on a voice vote.

President's Report

Randy reported that there would be a bulk pick-up on Saturday, March 28, 2026. The pick-up will be from a designated area in the parking lot. The most recent mouse inspection showed evidence of mice in two units and on the ground floor but none in the 13 trash rooms. The situation is improving.

Work began on the pool with the removal of the coping. The color of the tile needed to be selected. The two best colors were cobalt and Navy blue. After discussion, Robert moved and Mike Falkner seconded that the tiles be the six inch by six inch tile in cobalt blue. The motion passed on a unanimous voice vote.

Old Business

Pet Rule. The proposed pet rule was presented for discussion. It was prepared by the Pet Rule Committee chaired by Bonnie. There were a number of comments about the proposed rule. One was the weight limit on dogs. The proposed rule provided for a weight limit of 70 to 75 pounds. It was decided that the proposed rule would set the weight limit at 75 pounds and that it be sent out for comment with a note about the pet weight limit provision. Other comments concerned the condominium master insurance policy limitation.

Robert moved and Bonnie seconded that the proposed rule be sent out for comment pursuant to Maryland Condominium Act §11-111 with a dog weight limit of 75 pounds and a note about it. The motion passed on a unanimous voice vote.

Railing Extension Proposal. Two proposals for the design of balcony railing extensions were discussed. The balcony parapets are 36 inches high which complied with the Building Code in effect when the building was constructed. The current Building Code requires 42-inch railings. A number of owners are interested in installing railing extensions. The proposals were from Engineering and Technical Consultants, Inc. and Restoration Engineering, Inc. The ETC proposal was for \$2,900 and the Restoration Engineering proposal was for \$21,070. Both proposals require submission of three designs. One will be selected as the single, uniform design for the entire building.

There was discussion of the integrity of the building especially after the completion of the coating project, the need for the additional safety, the condominium's liability if it refuses to allow any railing extensions and if it commissions an engineer to draw plans for a uniform railing, the responsibility for the maintenance of the railing

extensions after they are installed, the advisability of annual inspections and the sharing of the cost of the railing design.

Robert moved and Mike Falkner seconded that the ETC proposal be accepted. The motion passed on a voice vote with Bonnie and Ellen voting against the motion.

Coating Project. Robert submitted the Coating Project Report which was sent to all owners. It discussed Ev-Air's request for a change order for concrete work, the completion schedule, the cost of the project,

Ev-Air Change Order. The contract provides an allowance for 1,000 square feet of vertical concrete repair at \$105 per sq. ft. and 500 linear feet of routing and sealing cracks at \$4.50 per linear foot. The estimates were based on window leaks repaired by Ev-Air. The parge coating on three half-panels was removed during the repairs and exposed the underlying concrete. There was much more concrete damage than was anticipated. There will be an estimated 3,500 sq. ft. of concrete work and 5,000 linear feet of crack repairs. Ev-Air is asking for an additional 18.6% over the \$105 and \$4.50 rates to account for general conditions. This would be an additional \$51,612. The general conditions line item in the contract is, basically, overhead not specifically allocable to particular line items. Tristan Keen of Ev-Air says that the original general conditions did not include increased concrete work of this magnitude. General conditions include items such as room rent for the workers, per diem expenses for the workers, travel and consumable items such as gloves, rags and power cords. Tristan said that there are no costs that are duplicative in the \$105 rate and the general conditions.

The matter was discussed. The legal and business aspects were discussed as well as the pragmatic aspects. Robert and Randy negotiated the prior change order matter. Both are willing to have a new negotiating team handle this one. After the discussion, it was decided that the board would meet in executive session to establish the negotiating team and its authority.

Completion Schedule. A new schedule shows that the overall completion date is still May 22, 2026. The eight tiers (except for the 13th floor units) will be completed before that. The present estimated date for tiers 03 to 08 is April 28, 2026 to clean up and demobilize. Tiers 01 and 02 will be two weeks later. The balconies will be open for use and the lifts removed when the tier is completed. It remains weather dependent — rain, snow, wind and humidity.

There were questions about access to the balconies, the completion date and what would happen if the work continued into the summer. While May 22nd is the scheduled clean-up and demobilization date, the work must stop before Memorial Day even if the project is not completed. The balconies would be opened then. There was concern expressed about the length of the project, weather delays and Ev-Air's progress.

Cost. The concrete work will put the project over the budget. The Change Orders previously agreed to or in process are:

1. Change Order 1 — \$7,500. Water infiltration for units 808 and 1002 (\$4,700) and 6th floor elevator lobby coating (\$2,800).
2. Change Order 2 — \$15,867. PVC covers on Drops 1 & 4, elevator tower (\$450); ground level exhaust cover replacements (\$2,062); soffit panel hatch replacements (\$5,400); column corner bumper replacements (\$8,730); window replacement credit (\$775).
3. Change Order 3 — \$40,000; Parge removal.
4. Change Order 4 — \$4,100; Credit for window and glass door replacements.
5. Change Order 5 — \$264,300; Increase in allowance for vertical concrete repair (\$262,500) and rout and seal (\$18,000). The general conditions addition is in Change Order 8.
6. Change Order 6 — \$30,500; Balcony deck issue on unit 1302 (\$4,600); Dens-Glass for Tiers 01 and 08 and unit 1104 (\$11,000); ground level piping enclosures (\$6,800); sign painting (\$8,100).
7. Change Order 7 — In process for credit for fully enclosed balconies with sliding doors removed.
8. Change Order 8 — In process for general condition for concrete quantity increase.
9. Change Order 9 — In process for painting lobby, replacing ceiling fan and light fixtures, adjusting electric.

Ev-Air's payment requests for work through February total \$1,262,874.17. ETC's invoices through February total \$146,079.52. There are additional costs for East Coast Shutters to remove the shutters and 5 Star Plumbing for plumbing work. There is a broken waste line that will need to be repaired. It was found during the construction but is not a project cost. It should be paid for from the Reserve Account. There are sufficient funds on hand in the Special Assessment Account and the Reserve Fund to pay all the projected bills when they arrive. When the project is over and all the bills paid, we will have to look at the Reserve Fund balance.

Bathroom Renovations. Mike Falkner, chair of the Bathroom Renovation Committee, reported on the plans for the poolside bathroom renovations. Complete proposals have not been received and it is unlikely, particularly while Ev-Air is working on the building, that the bathrooms can be renovated before Memorial Day. Coastal Construction submitted a proposal to remove the sauna walls, patch holes, clean the sauna areas and paint the walls for \$1,800 per bathroom. This can be a stand-alone project and would be done in any event. By doing it now, it will provide storage for the pool furniture after the pool is closed. The cost of shrink wrapping the pool furniture for the 2025-2026 winter was \$600.

Mike Falkner moved and Bonnie seconded that the Coastal Construction proposal for \$1,800 for each bathroom be accepted. The motion passed unanimously on a voice vote.

Executive Session

Robert moved and Ellen seconded that the board go into executive session to consider a legal and contract matter, that is, the Ev-Air concrete change order. Md. Condominium Act §§11-109.1(a)(4) and (a)(6). The motion passed with all directors voting in favor. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Steve Hessenauer was absent.

The board went into executive session at 9:04 p.m. and discussed the concrete change order request. After discussion, Mike Keenan moved and Harry Baumohl seconded that Randy and Robert be the negotiating team with the authority agreed upon. The motion passed on a voice vote with Bonnie voting against the motion.

Adjournment

At the conclusion of the executive session, Mike Keenan moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:31 p.m.

The next board meeting will be on Wednesday, April 15, 2026 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary