

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

September 17, 2025

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

The following unit owners were present: Cindy Frederick; Harry & Randee Baumohl; Ingrid Miller; Wanda Ditch; Rosey Whittaker; Dan Snyder; Kat Ilkhani; and Chris & Helen Vallone.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns, requesting that any comments or concerns relating to matters on the agenda be held until the agenda item is considered.

An owner commented that the bank check report did not print correctly. Some characters are missing or show up as symbols. Mike Falkner is looking into it to see how to fix that.

Approval of Minutes

Robert presented the draft minutes for the board meetings August 20, 2025, September 2, 2025, and September 10, 2025. Mike noted the September 10, 2025 minutes state that the insurance increased by 5% which is accurate except for the flood insurance which did not increase. He suggested that "except flood insurance" be inserted in the second sentence of the second paragraph of the second page. There were no other comments or questions.

Robert moved and Mike seconded that the minutes for September 10, 2025 be approved as amended. The motion passed on a voice vote without opposition. Robert moved and Mike seconded that the minutes for August 20, 2025 be approved as submitted. The motion passed on a voice vote without opposition. Robert moved and Mike seconded that the minutes for September 2, 2025 be approved as submitted. The motion passed on a voice vote without opposition.

President's Report

Randy reported on the wash-off stations that owners use when returning from the beach. During the spring coating work, the wash-off stations and the plumbing lines

servicing them needed to be removed so Ev-Air could remove and replace the coating behind the pipes. There was little time within which to have them removed, but Shore Management was able to get 5 Star Plumbing out quickly so that Ev-Air's work would not be delayed. Ev-Air asked after the coating was applied that the wash-off stations be reinstalled before the painting was done so that the pipes could be painted at the same time. Prompt action was again needed. The wash-off stations were promptly reinstalled. The southside wash-off station's pipes were re-routed through the soffit, improving the look and adding protection against them being damaged by being hit or pulled on. A second quote was not obtained because of the time element involved. 5 Star needs to return because the valves drip because they do not always close completely. The invoices were paid and Randy asked that they be approved. The invoices were for \$2,943.44 and \$4,363.13. Robert moved and Mike seconded that the invoices be approved and that the payments be ratified. The motion passed on a voice vote. Bonnie and Mary voted against the motion.

Mike paid the invoices from the Operating Account and not the Special Assessment Account because the wash-off stations had to be replaced because of their age and condition. They would have been replaced in any event if there had not been a coating project. While the Operating Account can be reimbursed from the Special Assessment Account, there was no request to do that.

Accurate Termite and Pest Control installed the mouse bait stations in August and the first monthly inspection was completed on September 16, 2025. Robert reported that an owner thought that the inspector did not open the bait station to see if the bait had been eaten. The understanding was that each bait station would be opened, if the bait was eaten it would be replenished, and we would get a report showing where the mice were most active. Robert spoke with Cindy at Shore Management who will follow-up on this. Randy was asked about bait stations other than in the units. There are bait stations in the trash room, pool room and bathrooms. He did not think that there were any around the exterior of the building. He will ask Cindy to follow-up on this to see if they are necessary or would be helpful.

The new reserve study was originally due by the end of August but has not arrived. Additional information was requested. Cindy will follow up on this.

Treasurer's Report

Mike Falkner reported on the financials. The check for the July transfer from the Bank of Ocean City Operating Account to the Reserve Fund was issued in July but not deposited until August. The September transfer has been completed. The reports show \$342,000 in the BOC Operating Account, but most of that was receipts from the Special Assessment. A transfer of \$288,000 from the Operating Account to the Special

Assessment Account was made and additional deposits to the Operating Account were received after the report was printed.

Mike added a schedule of the T-bills due dates to his report. The money cannot be withdrawn from the T-bills like a checking account. The decision to reinvest the money in new T-bills or withdraw it needs to be made the week before the auction. He raised the issue because there will be large invoices from Ev-Air this fall and it will be necessary to plan the withdrawals so that cleared funds will be available to pay the invoices on time. The fall invoices will be substantial. The work will start with mobilization during the week of September 22, 2025 and be substantially completed by the end of the year. This means that the invoices will be in the range of \$500,000 payable in November, December and January. Mike would like the board to approve the reinvestment or the non-reinvestment of the T-bills and transfer of the proceeds to the Special Assessment Account. The invoices will have to be approved. Robert felt that cleared funds to pay the invoices should be available about mid-month starting in November.

Mike was asked about the interest that was projected in the proposed 2026 budget particularly in light of the Federal Reserve Bank's recent announcement of a decrease in its interest rate. The reduced rate was anticipated in the budget calculations as well as the fact that the T-bill balance will be decreasing significantly to pay for the coating project. The T-bills will be retained as long as possible to maximize the interest that can be earned. The anticipated rate of special assessment deposits is about \$250,000 a month and there should be sufficient funds from the special assessment to pay the first bills, but the T-bills will need to be used later.

Mike presented the final invoice from Jim Almand for his work on the cannabis litigation. The case was settled on the day of the hearing. All the condominium's witnesses were present. This will be the final bill unless enforcement of the settlement is required. The settlement prohibits an individual from being on the condominium's property and requires that the unit be sold. Attorney fees will not be recovered from the defendants.

Mike moved and Paul seconded that Jim Almand's invoice in the amount of \$1,820 be approved. On a voice vote, the motion passed with Bonnie opposed.

Mike presented ETC's August invoice for \$814. Mike moved and Robert seconded that the invoice be paid. The motion passed on a voice vote with Mary and Paul opposed. The payment will be from the Special Assessment Account.

Secretary's Report

Robert reported that he sent out notice of the 2025 Fall Owners meeting on September 16, 2025. The meeting will be held on October 18, 2025 at the Knights of

Columbus, 9901 Coastal Highway in Ocean City. Registration starts at 9:00 a.m. The meeting starts at 9:30 a.m.

Robert also reported that the Elks Club has been confirmed for the 2026 Spring Owners meeting to be held on April 28, 2026.

Maintenance Report

Fire Doors and Fire Marshal's List. Coastal Construction submitted a proposal to complete all the items on the Fire Marshal's list except the fire-rated doors for the trash room and domestic water room. The total was \$2,150. There were six door handles, two automatic closers, a trash chute replacement door and repairs to a door frame. Work on the fire alarm system was done by ARK. Cindy will obtain a second proposal.

Cindy previously provided a quote from Yoder for the two fire-rated doors and expected a second from Clark & Sons which has not arrived. The Yoder proposal was for an interior fire-rated door that remains open unless triggered by fire or smoke. The Clark & Sons proposal will be for an exterior fire-rated door. The advantage is that a second, exterior door will not be required. The matter will be carried over for receipt of the proposal. Cindy will be asked to clear the proposals with the Fire Marshal.

Pool Leak. Robert reported that work can be done in the pool area while Ev-Air is working on the west walls. Cindy is working to get the pool company out to find the leak when the pool is closed. The leak may be at a skimmer, a light or the drain. One way to narrow it down is to let the pool slowly drain through the leak. If it is one of the three items, the leak should stop when the water level gets below the item.

Pool Furniture Winter Storage. Randy spoke with Cindy about shrink wrapping the pool furniture for the winter. The furniture would be completely wrapped. The shrink wrap is air tight and waterproof. It will still be necessary to find somewhere to put the furniture. Cindy has one proposal and is working on a second one.

Doors/Windcreens on Floors 1 to 4 Elevator Lobbies. Paul reported that the automatic Stanley sliding doors are worn out and past cost-effective repair. Four new automatic Stanley sliding doors would cost about \$43,000. Four new manual doors would cost about \$33,000. The purpose of the doors is to prevent wind-driven rain from entering the elevator lobbies. The rain is blown up from the ground level in the rotunda. Paul previously suggested a windscreen extending from the northside stairway corridor to the southside stairway corridor. He obtained a proposal to install and remove a plywood test windscreen on the third floor from Rashid Pitaeva of Skyline Construction for \$2,700 and another from Tim North for \$1,000.

The board previously authorized the test screen for a cost not to exceed \$1,500, however, there must be a written proposal with an additional insured clause. We need all contractors to have insurance. It appears that Tim North probably does not have the requisite insurance. Cindy and Paul will look for a second quote.

Cut-off Valves. Paul met with Poseidon which does commercial plumbing. They said that there is no motorized valve for this situation. The water has a pressure of 100 pounds per square inch. It needs a manual valve so that the water pressure can be equalized as it is opened and closed so that the pressure does not damage the pipes in the building. He suggested that the Antigua have a plumber who can go into the soffit and turn the water in each riser on and off as needed. The plumber would open and close the valve slowly. The cost, he proposed, would be the responsibility of the owner who requests the service. Poseidon estimated that the cost would be \$200 to \$300 for each time the plumber comes out.

The suggestion was discussed. There was concern about changing what had been a building service to one charged to the owners. The purpose of finding a solution was to avoid someone going into the soffit. It is a difficult work environment and is difficult to access. This is the manner in which Charlie who worked for 1 Stop Management handled the matter. It was generally thought to be unsatisfactory. There was also the issue of emergencies. An accessible cut-off valve allows the water to be turned off in a stack quickly, minimizing damage from a leak.

Two other alternatives were discussed. One was to re-pipe the entire water delivery pipes in the rotunda. All the risers would be separated in the second floor southside shop and a manual valve installed for each riser. The second was to lower the risers to step ladder height in each stack and install a valve at that point. The issue of freezing in the winter would have to be addressed.

Cindy will speak with Poseidon, RYT, 5 Star and any other plumber she knows of who can handle this job and get estimates for both options.

Pool Fill Pipe. Paul reported that the pool fill pipe was repaired by RYT and a spicket installed. The automatic filler is operating from the spicket. The hose to the automatic filler is much shorter.

Irrigation. The irrigation for the pool planters and for the beach planters was discussed. There is an existing irrigation proposal but the water connection was from the women's bathroom. With the pool fill pipe repaired, it will be possible to have the water source moved to the parking lot side of the pool. It will be necessary to contact the irrigation company to see if there is a change in its proposal. The proposal is for two phases, the pool planters and the beach planters. Each is separate and should be able to be done at different times. The pool side phase can be done this fall. The beach side should wait until after Ev-Air finishes its work so the new irrigation system is not damaged. A proposal for cutting a trench at the back of the pool to the parking lot fence is needed to connect the water supply to the irrigation system. A plumbing proposal may also be necessary to move the water supply from the pool water filler to the fence and to install a spicket at the fence for a hose or to fill a bucket. Randy will follow-up on this project.

Soffit Leak. There was a leak in the 04 soffit. The plumber determined that it was a slow leak in a glycol fitting. Cindy is following up on this matter.

Coating Report

Robert reported on the coating project. The fall work is beginning on the coating project.

Shutters. The first two shutters on the first twelve floors were removed by East Coast Shutters on September 15. The rest will be removed by September 29th. East Coast is scheduled to arrive at 8:30. The office will open at 8:30 on the days they are scheduled and close a half hour early so that unit keys are available. The office staff will post a sign on days when office hours are modified. The schedule for the first twelve floors was sent out to the owners. Reminder notices will be sent. East Coast Shutters provided a schedule for the 13th floor the afternoon of the board meeting. It differs from the first twelve floors. Ev-Air will work on the 13th floor starting with 1301 and continue around, ending on 1308. Ev-Air will complete each unit before going onto the next one. East Coast will take down the lower shutters the day before Ev-Air is due to move its scaffolding to the next unit. On the first day the scaffolding is erected, East Coast Shutters will remove the upper shutters. This will continue around the floor. Robert will send out the schedule after the construction meeting scheduled for September 18, 2025.

Mobilization. Ev-Air will begin mobilizing the week of September 22. Raintree will do a preconstruction survey of the roof within the next few days.

AT&T. There was a construction planning meeting with AT&T, Ev-Air, Kirk and Robert on September 17, 2025 to address coordination of their work. AT&T did not know when the 5G antennas would be available. If they are not available when Ev-Air is finished with its work, they will re-install the current antennas and switch them out later for the 5G antennas. The current antennas and the new 5G antennas use the same mounting brackets. AT&T will remove all equipment from inside the water tower which will have a new coating applied. They may store some of their equipment in the AT&T room or on the roof, with proper protection of the roof coating. The antennas will be down for October, November and December. It may extent into January, depending on how the work progresses and the weather. No rent will be paid during this period.

Preconstruction Meeting. There will be a preconstruction meeting on September 18, 2025 with Ev-Air, East Coast Shutters, AT&T, Kirk, Robert and Randy. Raintree is invited but may have a conflict.

New Work. Robert asked about adding painting the lobby to the fall work. The lobby will be the only area of the ground level that would otherwise not be finished. In addition, a new fan would be needed and the white grill/lattice overhead would be painted. One suggestion was to paint the grill/lattice blue to add some color to the lobby. Robert will ask for a quote for this work.

A Change Order for bumpers and other added work is being prepared.

Protecting Balcony Doors and Windows. It was asked if Ev-Air would put plastic over the windows and doors to protect them. Robert did not know how Ev-Air would protect the windows and doors, but they are obligated to do so. Owners may take measures such as putting plastic over the windows and doors since it is not likely to interfere with Ev-Air's work.

Owner Request to Remove a Railing. Andrew Olson, the new owners of 402, asked if the association would pay for the removal of the balcony railing. He does not intend to re-install the railing. The association is paying for the removal of the shutters. The matter was discussed. Whether the responsibility should be on the owners if the railing was not approved by the board was a consideration, as was the equity in comparing removing the railing to removing the shutters. An issue about the current seller's predecessor was raised: that the current seller's predecessor had established an escrow as part of the prior sale for the removal of the balcony carpet, table and railing because the railing and other items were installed without board approval. Inquiry was also made about the contents of the applicable resale packages. Robert will speak with Andrew and seek additional information. No action was taken on the request.

Key Box, Bike and Bike Rack Removal. All key lockboxes need to be removed from building conduits or other attachments by September 29, 2025 so that the coating work can proceed without delay. One of the bike racks is old and rusting and there are several old and rusting bicycles. After discussion, Robert moved and Sheri seconded that all key lockboxes not removed by September 29, 2025 be cut off, rusting bicycles not claimed by October 24, 2025 be removed, and the old bicycle rack be discarded. The motion passed on a voice vote without objection.

Railing Design. Robert raised the issue of a uniform railing design. Jeffrey M. Hugney of Restoration Engineering presented the engineering aspects of the railings. The as-built parapet railings are 36 inches which was the height required by the Building Code when they were built. Since then, the Building Code was amended to require a 42 inch height. The current parapets are grandfathered. Any railing to be added would have to meet the new Building Code requirements. Robert asked if the board wanted to ask Mr. Hugney for an employment proposal to design a safe balcony railing. The design would be uniform for all who wanted to install it.

In the discussion, a question was raised as to whether the board had the authority to authorize railings on the parapets. There was also concern about the association's legal liability in permitting or in denying approval to install a railing. The position of the owners with windows was considered. Railings would not likely be installed on those balconies. The question of damage to the building in permitting the railings to be installed was raised.

At the conclusion of the discussion, Robert moved and Sheri seconded that the board obtain an opinion of counsel on the legal issues and ask Mr. Hugney if he would prepare a proposed professional employment agreement with the services to be rendered and the cost of the proposed services. The motion passed with six directors voting in favor, one voting against, one not voting and one absent. The directors voting in favor were Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer, Bonnie Medford and Sheri Miller. Ellen Schweiger voted against the motion. Mary Dischinger did not vote. Mike Keenan was absent.

Old Business

Uniform Door Appearance Rule. Robert presented the Uniform Door Appearance Rule for consideration. It was presented and discussed at the board meeting on August 20, 2025 and was sent to all owners for comment on September 1, 2025. No comments were received. The floor was opened to discussion and comments from the board and owners. There were no owner comments. Robert moved and Sheri seconded that the Uniform Door Appearance Rule which reads as follows be adopted:

UNIFORM DOOR AND WINDOW APPEARANCE RULE

Door and Window Frame Colors. All unit doors and window frames will be painted a uniform color as determined from time to time.

Door Knockers. All door knockers will be substantially similar to the original style and design. When any door knocker that is not presently substantially conforming is replaced, it will be replaced with a door knocker that is substantially similar to the original style and design when it is replaced. Replacement door knockers do not need to have the unit number on them.

The recommended door knocker is the Prime-Line MP10327 Door Knocker and Viewer, 9/16 In. Bore, 180-Degree View Angle (Single Pack) and can be found at <https://a.co/d/fv8rPbS> as of August 16, 2025.

The door knockers will be installed in the same location as the original door knockers.

Unit Identification. All units will have the unit number, clearly visible, placed on the window immediately next to the door. The unit number will be in the form approved by the Board of Directors.

Maintenance of Doors and Window Frames. Unit owners will maintain their unit doors and window frames in good repair and free from rust, peeling paint and other damage.

Door and Window Decorations. There will be no door or window decorations, except decorations celebrating the Fourth of July may be displayed from June 27 to July 11 and winter holiday decorations may be displayed from the Monday before Thanksgiving through January 3.

Window Treatments. All window treatments such as drapes, curtains and vertical blinds in the corridors, exterior windows or patio doors will be white, off-white or beige in color or will be lined in these colors.

Enforcement. The board of directors may, in accordance with the procedures set forth in Section 11-113 of the Maryland Condominium Act, impose a fine or suspend voting or other rights (such as using the pool or the parking lot) of the owner or other occupant for a violation of this rule. It may also bring a legal proceeding, either an action at law for damages, or a suit in equity to enjoin a breach or violation.

Effective Date. This rule will be effective upon approval.

The motion passed with seven directors voting in favor, one abstaining and one being absent. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Robert Mayer, Bonnie Medford and Sheri Miller and Ellen Schweiger. Paul Kotula abstained. Mike Keenan was absent.

Pet Policy. Bonnie reported that the committee had met and worked on the revised pet policy and would meet further to finalize a proposed revision.

Elevator Codes. The elevators were modified and programmed to require a three digit code. The activation date was postponed. The matter was discussed. The code adds a level of security but it is limited because once someone is on any floor, he can use the stairs to go to a different floor. The code can be cumbersome and imposes some degree of burden on everyone. The problem of tailgating still exists. Mike Keenan was the director most involved with this matter. In his absence, the matter was carried over to the next meeting.

Executive Session

Robert moved and Sheri seconded that the board go into executive session to consider an owner account and request to waive late charges and to consider a legal matter. Md. Condominium Act §§11-109.1(a)(3) and (a)(8). The motion passed with eight directors voting in favor and one absent. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

The board went into executive session at 9:55 p.m.

Adjournment

At the conclusion of the executive session, Robert moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 10:10 p.m.

The next board meeting will be on Wednesday, October 15, 2025 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary