

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

(Executive Session)

October 11, 2024

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on October 11, 2024, at 1:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer and Sheri Miller. Bonnie Medford and Ellen Schweiger were not present. A quorum was present.

Motion to meet in executive session

Robert moved and Mike Keenan seconded that the board meet in executive session pursuant to Maryland Condominium Act §11-109.1(a)(3), (4) and (6) relating to the East Coast Contracting coating contract. Kat stated that she opposed the motion because the change order should be discussed in an open meeting. The motion passed with six directors in favor; one opposed; and two absent. The directors voting in favor of the motion were Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer and Sheri Miller. The director voting against the motion was Kat Ilkhani. The absent directors were Bonnie Medford and Ellen Schweiger.

East Coast Contracting

Randy reported on the developments with East Coast. The negotiating team consisted of Randy, Mike K., Bonnie and Robert. They met with Tom Merson and Seth Merson on October 7, 2024. Kirk Parsons was present. The meeting lasted about between one and two hours. The contract and various methods of accomplishing the coating were discussed. At the end of the meeting, Tom said that he would get back with us by the following Wednesday with a proposed number for the change order and would review his construction schedule. He sent a proposal on Wednesday which was shared with the board. It proposed \$225,000 for the parge coat. Randy followed up with Tom. Tom said that this was his bottom line, that while he recognized some risk in the proposal for East Coast, it was risk that he could accept. He also said that he would get back with the cost of the bond. Seth had quoted a premium cost of 1.5% with his final bid but Tom had spoken with the bonding company and was trying to reduce the 3% cost he had been told. Tom also said that he hoped to start in four weeks.

Tom sent an email from the bonding company that said the bonding company would bond two years of workmanship, but not the five years in the contract. Robert spoke with Kirk

about this. Kirk said that this was normal. The bond would cover two years. The remaining three years would still be warranted by East Coast.

The board discussed Kirk's draft change order. We can select the final texture or finish on the parge. The board wanted Kirk to add to the change order that East Coast would provide an additional four mockups with different finishes to select from.

The question of how we would proceed if the work is not completed by Memorial Day was raised. At the meeting with East Coast, Tom said that they could work on the eight residential tiers and if there was time, do the west wall last. This would finish all the sides with units this season.

The AT&T antennas were discussed. They would not need to be removed before work on the west wall work starts. If it is not done until the fall, the antennas can stay operational until then. AT&T needs to know the removal date. They will work backwards from that to their removal date.

Kat inquired about communications with AT&T. Mike Falkner is responsible for the new contract and 5G upgrade negotiations. He will be the person to receive all communications. He will also see that all communications also go to the Antigua office.

ETC's September invoice was discussed. It was for \$2,839.40. The question of ETC's responsibility was raised. It was noted that to the extent that there is additional time expended by Kirk to resolve the issue, it will show up primarily in the September invoice and the October invoice that will follow. It was thought that it was better to resolve the change order matter and speak with Kirk when that is resolved.

Robert moved and Mike F. seconded that ETC's September invoice for \$2,839.40 be approved for payment. The motion passed on a voice vote without opposition.

Robert moved and Mike K. seconded that East Coast Contracting's change order for the parge alternative of \$225,000 plus the cost of the bond which is to be determined, be accepted. Kat was of the view that the change order should be approved by the owners at an owners meeting. The motion passed with six directors in favor; one opposed; and two absent. The directors voting in favor of the motion were Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer and Sheri Miller. The director voting against the motion was Kat Ilkhani. The absent directors were Bonnie Medford and Ellen Schweiger.

Randy asked of the next regular meeting of the board scheduled for October 16, 2024 should be postponed. A postponement was considered if there had not been progress on the resolution of the contract issue. The sentiment was to go forward with the previously scheduled board meeting on October 16, 2024.

Adjournment

Sheri moved and Mike K. seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 1:44 p.m.

The next meeting of the board of directors will be on October 16, 2024.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary