

# **Antigua Condominium Association**

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

May 1, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Friday, May 1, 2026, at 7:01 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. A quorum was present.

The following unit owners were present: Robert Fitzgerald, Wanda Ditch, Ingrid Miller and Chris and Helen Vallone.

### **Owner Comments and Concerns**

Randy welcomed the owners and opened the floor to comments and concerns. There were no comments or concerns.

### **Elevator Repair**

Robert presented the Action Elevator proposal to replace the drive sheave and ropes on elevator 2. The cost is \$36,515.00. The annual inspection of April 14, 2026 found that the drive sheave and ropes needed to be replaced. The secondary inspection on April 27, 2026 by the Maryland Department of Labor noted additional matters to be corrected. After discussion, Robert moved and Mike Falkner seconded that the proposal be accepted. The motion passed on a voice vote without opposition.

### **Drain Repair**

The 03/04 drain line needs repair. The drain serves the bedroom and bath side of stacks 3 and 4 on the first 12 floors and the 13<sup>th</sup> and 14<sup>th</sup> floors on the same side although they have a different room configuration. The drain pipe runs vertically down from the 14<sup>th</sup> floor to the soffit on the ground level. From there it runs vertically inside the concrete wall on the ground level to the main sewer line. There is presently a temporary patch. It is important that the repair be made before the summer season begins so as to minimize the disruption from the repair.

There are two approaches. One is to bypass the damaged portion of the pipe. The bypass would run from under the Y-joint in the soffit (which serves units 103 and 104) to the main sewer line. The new bypass pipe would be outside the concrete wall. Concrete would need to be removed in the soffit. The soffit is a very difficult work environment unless part of the soffit is also removed.

The alternative is to insert a sleeve in the damaged pipe. A section of pipe between units 103 and 104 would be removed to allow the pipe to be descaled. A portion of the cast iron pipe at the base of the concrete wall would be removed where the sleeve would be inserted into the pipe. 5 Star Plumbing would remove the two sections of pipe and reconnect them when the sleeve is completed.

Trinity Subsurface LLC's proposal costs \$16,550. It would insert a 25-foot sleeve into the pipe. 5 Star Plumbing would do the plumbing work on a time and materials basis.

After discussion Robert moved and Ellen seconded that the Trinity Subsurface proposal be accepted provided that the repair could be scheduled and completed before Memorial Day. The motion passed on a voice vote without objection.

### **Election of Officers**

Randy welcomed Dan Sheer to the board.

Randy opened to floor to nominations for president. Sheri nominated Randy. There were no further nominations. Randy was elected on a voice vote without opposition.

Randy opened the floor to nominations for vice president. Robert nominated Mike Keenan. There were no further nominations. Mike was elected vice president on a voice vote without opposition.

Randy opened to floor to nominations for treasurer. Sheri nominated Harry but Harry declined the nomination. Sheri then nominated Mike Falkner. There were no further nominations. Mike was elected treasurer on a voice vote without opposition.

Randy opened the floor to nominations for secretary. Sheri nominated Robert. There were no further nominations. Robert was elected secretary on a voice vote without opposition.

### **Meeting Date**

The board's regular meeting day has been the third Wednesday of the month. A member requested that it be changed so as to avoid what would be a recurrent scheduling conflict.

Dan moved and Mike Keenan seconded that the regular monthly meeting day be the third Thursday of each month commencing in May. The motion passed on a voice vote without opposition.

### **Executive Session**

Robert moved and Ellen seconded that the board go into executive session to consider an owner account and to consider a legal and contractual matter. Md. Condominium Act §§11-109.1(a)(6) and (a)(8). The motion passed with all directors

voting in favor. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. The board went into executive session at 8:00 p.m.

Unit Owner Account. Mike Falkner presented the account of an owner who has a balance due of \$4,971.35 — \$4,416.35 for the Special Assessment which is past due and \$555.00 for the May condominium fee which is due on May 1 although no late charge is applied until May 16 if not paid. The arrearage began in December 2025 when the prior payment of \$10,850 for the special assessment was exhausted. The balance due includes late charges and small credits and charges for the regular condominium fee that were paid in amounts that varied slightly from the monthly amount. Mike proposed that the owner be advised that if payment in full is not received by May 20, 2026, the day before the next regular board meeting, that the account will be referred to counsel for collection.

There were two proposals. One was styled as a pragmatic proposal which was to take no action at this time. The owner indicated to Mike that he would pay the balance when the coating project was completed. It will be completed by the end of May. The owner would be advised that the deadline for payment would be June 1, 2026 without expressing an alternative if payment is not timely made. This pragmatic approach, while acknowledging the unfairness to the other owners who paid the Special Assessment on time, minimizes antagonism and encourages voluntary payment. The additional time is not a lot. It was acknowledged that the email correspondence did not contain this representation and can be read to raise different objections that could be used to further delay payment. The pragmatic approach recognizes the board's duty to collect all assessments in a reasonable manner.

The other approach was to set a deadline and express the consequences of not complying with it. All other owners except two have paid the Special Assessment in full. It is unfair to the other owners if one owner can refuse to pay an assessment. In a condominium, unlike our homes where we make our own decisions of what to spend, when and how, we accept mutual benefits and responsibilities. In this instance, the Special Assessment was approved by the owners at an owners meeting. It is unfair for an owner to pick and choose which responsibilities he wants to honor and when. It establishes a bad precedent for future actions taken by the owners or the board. If allowed and followed by a significant minority, it could impair the ability of the condominium to function in a fiscally responsible manner.

There is no suggestion of financial hardship in this instance. The two owners referred to have verified financial hardships. Payment plans were agreed upon and are being honored. The payment plans require that the regular condominium fee be paid currently. If there is a default in a plan payment or the regular condominium fee, the account will be sent to counsel for collection.

After discussion, Mike Falkner moved and Sheri seconded that the owner be advised that if the account is not brought current on or before May 20, 2026, the matter will be referred to the condominium's attorney for collection. The motion passed with eight directors voting in favor and one voting against. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Sheri Miller, Ellen Schweiger and Dan Sheer. Robert Mayer voted against the motion.

Ev-Air Change Order Request. Robert and Randy reported on Ev-Air's change order request. Ev-Air requested that the unit allowance for additional vertical concrete repairs be increased by 18.4% to cover general conditions that were not included in the unit price. The board previously delegated the matter to Robert and Randy and authorized them to resolve the matter within certain parameters. They felt that the contractual terms were clear and were favorable to the condominium. Practical aspects that were also considered. The request was resolved with the price for vertical concrete repairs being increased from \$105.00 per square foot to \$114.66 per square foot over 1,000 square feet. The resolution was within the parameters previously established by the board.

Summer Office Assistant. Randy announced that Amy Gurtshaw, the summer office assistant, will begin on May 11, 2026.

### **Adjournment**

At the conclusion of the executive session, Ellen moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:00 p.m.

The next board meeting will be on Thursday, May 21, 2026 at 7:00 p.m.

Respectfully submitted,

Robert Mayer  
Secretary