

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

August 20, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on August 20, 2025, at 7:00 p.m. The meeting was held via conference call. All 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: Peggy Sheer; Rosey Whittaker; Cindy Frederick; Ingrid Miller; Randee Baumohl; Dennis Marsalek; Bill Reinburg; Kat Ilkhani; Steve Karlow; Matt Grill; John DeGraw; Jim Landichio; Steve Hessenauer; Chris Vallone; Bob Fitzgerald; and Dan Crerand.

Owner Comments and Concerns

Randy was asked about the severe weather in Ocean City in the few days before the meeting and its impact on the condominium. Hurricane Erin was not the cause of the weather. It was another storm system. The hurricane's impact will be felt primarily on Thursday. The building fared well. All pool equipment, furniture and other items were secured. The same protective measures will be taken as the Hurricane Erin storm surge passes Ocean City.

Approval of Minutes

Robert presented the draft minutes July 16, 2025, board meeting and the executive session following it. There were no comments or questions about the draft minutes. Robert moved and Mike Falkner seconded that the minutes be approved as submitted and that the minutes of the executive session be released. The motion passed on a voice vote without opposition. Mary abstained because she was not present at the meetings.

President's Report

Randy presented the president's report. There has been a lot of activity at the building over the summer with a good number of owners and renters present. The number of rentals is similar to prior years. Despite the activity there were very few incidents. There were three involving throwing or dropping items over the parapets. A teenage boy dropped a seashell from the 13th floor which shattered on the rotunda. There was a similar incident earlier when a washer—the type that is used with bolts and screws—was dropped from the 13th floor. The third incident was an individual who threw keys to the lobby door to a friend who had forgotten his and was locked out. They were thrown from the 8th floor. None of the objects hit anyone or caused any damage, but all could have been serious incidents. It will be helpful if owners are

alert to these instances and help control them. Signage was discussed. The rules include throwing things over the balconies are included in the information given to renters.

Mice bait stations were installed on Saturday, August 16, 2025. The installation went well. The new dumpster arrived and the old one was removed. The dumpsters now have signs on them that are visible when they are pulled out on trash pickup day. They prohibit parking and warn that the dumpsters will be emptied. New exterior lights were installed. They are automatic and turn on at dusk and off at dawn. The emergency lighting was not replaced.

Algae and other spill stains on the rotunda were power washed which improved the appearances of the rotunda. If someone spills something or sees a spill, please clean it up or contact the office.

New door handles were installed on the ground level stairwell exit doors on the pool side of the building. The doors are now permanently locked. They require a key to get in the stairway from the pool area; however, the doors can be opened without a key by anyone who is exiting the building by the stairs. Previously, the doors could be unlocked and left unlocked providing access to the stairwell from the pool area without a key. That is no longer an option. This will increase the security of the building.

The association's insurance has been renewed. Mike Faulkner addressed it later in the meeting. The pool inspection was completed on August the 20th. It passed in all respects except that the PH level was a little high and had to be corrected.

There was an HVAC leak in a unit which affected a number of other units as well. Owners are leaving boxes in the trash rooms or are putting them in dumpsters. Randy asked that the boxes be broken down so that they take less room in the dumpster and reminded everyone that boxes should not be left in the trash rooms. They need to be walked down to the dumpster.

All lock boxes that have been attached to various conduits and other parts of the condominium must be removed by September 29, 2025. If they are not removed by the owners, they will be cut off. They can be moved to the new lock box rack in the bicycle area.

Treasurer's Report

Financial Statements. Mike Falkner had a few comments about the financial statements. We transfer \$17,160 from the Bank of Ocean City Operating Account to the PNC Reserve Account each month. The check was issued in July on the operating account, but not deposited until August in the reserve account. The insurance was paid. It was about \$130,000. The check has cleared. The spring special assessment payments that were of concern last month were paid.

Ingrid Miller asked about the payee on a check for bathroom work. It was Advanced Solutions. Mike Falkner and Mary Dischinger looked into her request from last month about use of the memo line on checks. Mary explained that there is a difference in the way that checks

are handled in the QuickBooks desktop and online versions. We moved to the online version with the change in bookkeeping services. The information is entered on the invoice but, unlike the desktop version, does not transfer to the memo line on the checks when they are written.

Budget Committee. The Budget Committee which consists of Mike Falkner, Mary, Paul and Bonnie. It met and worked through the operating account. It is waiting for the new Reserve Study. The proposed budget needs to be sent to owners at least 30 days before the fall owners meeting which will be held on October 18, 2025. Mike Falkner moved and Ellen seconded that a special meeting of the board be held on Wednesday, September 10, 2025, at 7:00 p.m. to review and approve the 2025 budget. The motion passed on a voice vote without opposition.

PKS. PKS was retained to do the Antigua's 2023 audit. The base contract was \$3,900 for the audit and \$600 for tax return preparation. We paid the contract price in full, but PKS billed the Antigua more than \$9,000 in addition. Mike Falkner and Randy Ditch met with John Stern, a partner at PKS. It was agreed to settle the matter for an additional payment of \$1,500. The board discussed documenting the agreement, including a cover letter and a restrictive endorsement on the check.

Mike Falkner moved and Bonnie seconded that the settlement for \$1,500 be accepted. On a voice vote, the motion passed. Mary and Mike Keenan voted against the motion.

ETC Invoice. Mike Falkner presented ETC's July invoice of \$2,913.53. The invoice and work were discussed. Mike Falkner moved and Robert seconded that the invoice be approved and paid from the Special Assessment Account. The motion was passed with seven directors voting in favor and two opposed. The directors voting in favor were Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Sheri Miller and Ellen Schweiger. Mary Dischinger and Bonnie Medford voted against the motion.

Maintenance Report

Mice. There have been mouse sightings or evidence of mice in 14 units. Accurate Termite & Pest Control was hired to remedy the situation. Bait stations were installed on Saturday, August 16, 2025, with two bait stations in every unit. The tech did not see a lot of evidence of mice in most units. The bait stations will be maintained on a monthly basis. It was a big job. Randy thanked Cindy Mooney of Shore Management, Mike and Christine Kennan and the pest control company techs for their efforts in setting the bait stations. The work went smoothly.

Fire Doors on the Ground Level. The proposal from Yoder Overhead Door Co. for the installation of the fire doors on the trash room and the domestic water room was discussed. The trash room door costs \$6,737 and the domestic water room door costs \$7,000. They would be installed on the inside of the rooms. There are exterior mounted fire doors, however, they are bulkier than the existing rolldown doors and, more importantly, they are not made to be

raised and lowered multiple times every day. They are designed to remain open unless they are triggered by smoke or a fire in which case they will close very quickly. The board will obtain a second quote, have the Fire Marshal review them to assure that they meet Fire Code standards and obtain pricing for any additional work or modifications that will be necessary for the installation of the fire doors.

Elevator Lobby Doors on Floors 1 through 4. The elevator lobbies on the first four floors have Stanley sliding doors. They were installed because during storms rain is driven up from the rotunda and into the elevator lobbies. This affects the operation of the elevators and creates puddles of water in the elevator lobbies. The doors have not operated well and the board is looking at alternatives. Paul looked into the alternatives. Replacing the doors with new Stanley doors would cost about \$40,000 and will be subject to the same challenges as the current doors. Manual doors would cost about \$34,000. Windscreens would cost about \$21,000. Before going with windscreens, Paul recommended a test, installing a plywood windscreen on the second floor. It would be attached to the parapet and extend from the north emergency exit corridor to the south emergency exit corridor. Once it is in place, we can see if it is sufficient to keep rain out of the elevator lobbies. The test will be on the second floor because the elevator seems to be affected most frequently on the second floor. The sliding glass door will be removed for the test, but the frame will be left.

Mike Kennan moved and Mary seconded that a plywood test windscreen be constructed on the second floor and that the sliding glass door be removed although the frame will be left. The cost is not to exceed \$1,500. The motion passed on a voice vote without opposition.

Cutoff Valves. Domestic water is supplied to the units through risers located between each tier. There are nine risers. Presently, there are manual valves that can shut off water to a riser. Access is by going into the rotunda soffit by a ladder through a hatch and crawling around to the valves. This is difficult and for the past months, when a water issue arose, water to the entire building was turned off, not just water to the affected riser. RYT presented a proposal to install electrically operated valves. The cost was \$18,995. The switches would be located in the south shop on the second floor. The cost did not include the cost of an electrician or the valves. Paul and Mike Keenan will be meeting with a second company, Poseidon, to obtain a second quote.

Pool Fill Spout. RYT provided a quote of \$495 to remove the pool spout. It has frozen in place. It needs to be removed to close the pool. It may also provide a water source for the irrigation project. RYT will proceed with the work.

Coating Project. Robert reported on the coating project. The electrician installed the lights on the ground level. The new lights do not include new emergency lights. New hatch covers and bumpers to protect building corners and pillars have arrived or will be here soon. They will be installed with the fall work. East Coast Shutters will start removing shutters on September 15 and will complete the removal of all shutters on the first 12 floors by

September 29. The shutters on the 13th floor will be removed as Ev-Air works on each unit on the 13th floor. Ev-Air will start with 1301 and move around the building until they are completed. Ev-Air will install scaffolding to work on the 13th and 14th floors. They will install lifts on the eight tiers for the first 12 floors and will work on all of them simultaneously. They presently estimate that the work will be completed by the end of December, weather permitting.

It was asked if the fall special assessment which starts on September 1st could be delayed because the first invoice to be paid will not be due until November. Mike Falkner briefly reviewed the cash flow requirements. All special assessments need to be paid by January when, if all is on schedule, the last payment will be due. The present schedule is better suited to the accelerated construction schedule.

AT&T Antennas. Mike Falkner reported on the AT&T antennas. AT&T sent a revised set of plans which was posted on the website and distributed to all owners in the board package for this meeting. He also received the report of KCI Technologies that analyzed the plans. They confirmed that the rooftop wireless equipment that AT&T proposed to install complies with the FCC safety standards for radio frequency emissions provided that recommended safety signs are installed and access to certain rooftop areas is restricted. The signs would be placed inside the water tower. The antennas will be installed on the outside of the walls facing outward from the building. The plans and report were discussed. The antenna rent is about \$50,000 per year.

It was decided to have a telephone conference call with KCI to answer any questions the board or owners may have about the antennas and to ask for a radiation emissions sketch from AT&T. AT&T had said that the sketch was not provided because there were no areas in the condominium that would be affected. In order to meet our objections of their first plan, they reduced the power of the emissions. Mike Falkner will set up a conference call meeting with KCI.

Mike Falkner moved and Robert seconded that the KCI employment agreement be approved and that the fee of \$750 for the report be paid from the Special Assessment Account. The motion passed on a voice vote without opposition.

Mike Falkner moved and Ellen seconded that the board hold an open meeting with KCI to discuss the AT&T proposal and pay the \$550 fee from the Special Assessment Account. The motion passed on a voice vote without opposition.

Uniform Door and Window Appearances. Robert presented a draft of a Uniform Door Appearance Rule. The purpose is to have uniformity of the doors throughout the condominium. The draft was discussed. It will be amended to include window decorations and all decorations, not just wreaths. Robert will prepare the revision. It needs to be sent to owners more than 15 days before the next meeting so that owners may comment on it, in writing in advance or orally at the meeting.

Pet Policy. Randy raised the need to review the Pet Policy and to update it as necessary. Bonnie, Sheri, Christine Kennan and Cindy Frederick volunteered to serve on the committee. Bonnie will serve as chair.

Adjournment

There being no further business, 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 9:27 p.m. The next regular meeting will be on Wednesday, September 17, 2025 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary