

# **Antigua Condominium Association**

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

April 25, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Saturday, April 25, 2026, at 11:45 p.m. The meeting was held in-person at the Ocean City Elks Lodge, 13708 Sinepuxent Ave., Ocean City, Maryland. 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: Steve Karlow, Bonnie Medford, Ingrid Miller, Randee Baumohl, Christine Keenan, Peggy Sheer and Wanda Ditch.

### **Geothermal Repair**

Randy presented Atlantic Refrigerant's proposal to drain and refill the geothermal system so that 5 Star can repair a leak in the geothermal system. The leak is in a fitting in the soffit. Atlantic's proposal is for \$6,356. The geothermal system and the repair were discussed. There was concern about the glycol/water ratio of the geothermal fluid. If there is too much water, the fluid can overheat which could cause the joints at the fittings to fail. Cindy will be asked to look into this further.

There will be additional costs for 5 Star Plumbing to make the repair. They have ordered the fitting and will bill on a time and materials basis.

Sheri moved and Mike Keenan seconded that Atlantic Refrigerant's proposal be accepted and the 5 Star Plumbing be hired to make the plumbing repair. The motion passed on a voice vote without opposition.

### **Adjournment**

Sheri moved and Ellen seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 12:05 p.m.

Respectfully submitted,

/s/ Robert Mayer  
Robert Mayer  
Secretary