

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 24, 2024

The special meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on May 24, 2024, at 7:00 p.m. The meeting was held via Zoom. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller, Bonnie Medford and Ellen Schweiger. A quorum was present.

The following owners were present via Zoom: Patty Brann and Zachary Brann (guest) (301); Mary Ellen and Dennis Marsalek (408); Peggy Sheer (406); Rosey Whittaker (302); Ingrid Miller (1302); Chris and Helen Vallone (904); and Mary Jane Hess (608).

Owner's Comments and Concern

Rosie Whittaker (302) asked about the doors leading to the elevators on the first four floors. They had not been closed during the last storm. The one on the third floor is hard to close. Randy said that one of the duties of the office staff in preparing for storms is to make sure that the doors are closed. There was further discussion of the doors and the recent storm.

Mike Falkner gave a brief history of the doors. The basic problem is the design of the building. In a storm there is a wind tunnel effect which creates different air pressures on the different floors. The result is that water is forced into the elevator lobbies, primarily on the first four floors. The doors were installed more than 14 or 15 years ago as a solution for this problem, but did not prove effective. For the convenience of the owners and guests, they had automatic sensors to open the doors, but the sensors were also activated by the wind and rain during storms which defeated the purpose of the doors which was to remain closed during storms and reduce the water that is pushed into the elevator lobbies. Over the years, the doors required a great deal of maintenance which proved to be costly. Several years ago, it was decided not to maintain them as automatic opening doors and, instead, to use them as manually opened doors. Mechanically, when a sensor was activated, a motor was activated. The motor moved a belt which opened the door. Since the sensors were not being used and the doors were being opened manually, the belts attached to the motors made it harder to manually open and close the doors. Manually opening the door required moving the belt and the rotor in the motor to which it is attached. Dave of 1 Stop Management was to detach the belts that opened and closed the doors from the motors in an effort to make it easier to open and close the doors. Dave did not complete this task. Berlin Elevator was asked to look at the doors, but had no other immediate solution. Randy asked that the doors be placed on the Board's next agenda.

Zachary Brann commented that the chairs that were proposed to be purchased were ugly and he did not know if they were made in America. He also thought that there should be a standard operating procedure for storm preparation for the pool furniture that should have been implemented for the recent storm. He said he had received a storm warning sufficiently in advance to secure the pool furniture. There was discussion of the storm and the storm warnings. The storm was a significant storm that developed more quickly than had been anticipated. There were strong winds. The roof of a

condominium on 52nd Street was blown off. There was discussion of storm warnings for this storm and alerts available from Ocean City. In this storm, four tables were damaged.

Randy will look into the storm preparations and review the storm preparation procedures.

New Business

Pool Furniture

Randy presented a proposal to purchase Nardi chairs and lounges. He noted that there were only three chairs per table and last year that was not enough. The chairs and lounges had to be cleaned from the mouse feces on them and had discolored over the winter. They were cleaned and the sun bleached the discoloration. They appeared to be in need of replacement.

The matter was discussed. The pool furniture presented is a vinyl mesh. It is high quality and is made in Italy. There are six tables, but only 16 chairs. Four chairs per table would be preferable. Randy outlined several options on the number and type of chairs and lounges. Kat felt that the vinyl mesh was not as hygienic as the vinyl straps we presently have and that they are easier to repair. After much discussion, Kat agreed to get a proposal from a Florida company that she found that sells pool furniture. She will contact them on Tuesday after Memorial Day weekend.

Painting and Repairs

The proposal of Michael Larrimore to paint the benches, triangle wood and the office door and to install a new closer on the pool-side door to the lobby was discussed. At the previous Board meeting, portions of the proposal were approved. Mike Kennan and Randy Ditch looked into staining the wood rather than painting it. In order to stain the wood, it would need to be power washed to remove the paint and the cost would be much greater than only painting it. They went to the Sherwin-Williams paint store and discussed the matter. They were advised that painting would last longer and produce a better finish. They proposed a medium brown color closer to the deck color. The matter was further discussed.

Mike Falkner moved that the proposal be accepted as presented except that the power washing be removed, the painting of the office door be reduced from \$200 to not to exceed \$150; and replacing of the pool-lobby door closer be increased to not to exceed \$400 for both parts and labor. (This, together with the prior approval, would approve all items on the proposal except as stated.) Mary seconded the motion. The color selection will be made by email. The motion passed with seven directors voting in favor, and two opposed. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller, and Ellen Schweiger. Kat Ilkhani and Bonnie Medford voted against the motion.

Power Washing

Mike Keenan presented a proposal from Ocean Waves Soft Wash to power wash the walkways. The cost is \$4,387.50. The Board previously approved \$4,000.00 for power washing.

On motion made by Randy and seconded by Mary, it was moved that proposal from Ocean Waves Soft Wash to power wash the walkways at a cost of \$4,387.50 be accepted. The motion passed with seven directors voting in favor, one opposed and one abstaining. The directors voting in favor were

Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller, and Ellen Schweiger. Bonnie Medford voted against the motion. Kat Ilkhani abstained.

Purchase of Tables

Four tables were damaged in the storm and cannot be repaired. Randy purchased four replacement tables. He moved that four tables be purchased for \$572.80. Mike Kennan seconded the motion. The motion passed with seven directors voting in favor, and two opposed. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller, and Ellen Schweiger. Kat Ilkhani and Bonnie Medford voted against the motion.

Adjournment

There being no further business, Robert moved and Sheri seconded that the meeting be adjourned. The motion was approved without opposition and Randy Ditch adjourned the meeting at 8:45 p.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer
Secretary