

ANTIGUA CONDOMINIUM ASSOCIATION

Board Meeting

April 19, 2023

Board Members Present: Rosey Whittaker, Mary Dischinger, Mike Keenan, Mike Falkner, Ellen Schweiger, Kat Ilkhani, Ingrid Miller

Absent: Sheri Miller, Bonnie Medford

Also Present: Chris Wood, Mitch Sterner - Raintree Services

Owners Present: Sheer 406, Hessenauer 1203, Marsalek 408, Snyder 808, Ditch 706, Cowan 105, Hasnain 1207, Ziegler 202, McFall 205, Mayer 1303, Vallone 904, Kotula 208, Robinson 607, Landicho 1208

Call to Order: 7:30 PM

Roof Coating:

Mitch and Chris Wood, Raintree Roofing, were on our call to answer any questions about our roof and roof coating versus roof replacement.

Kat indicated that insurance is a big question; roof replacement cost value (RCV) is only covered for first 15 years and then we get Actual Cash Value (ACV). After 25 years our ACV is zero. Mitch said this is first time they have heard this from a customer, but it is a discussion for the Board and our insurance company, and the Board ultimately to decide. He said the coating process is becoming more and more popular in the Ocean City area and in Delaware, and that our roof is a good candidate for this coating; we can get a strong warranty, which covers 20 years (warranties are 10, 15 or 20) on labor and material and leak free; no dollar designation, no wind coverage.

Kat – How long have you been doing roofs? Mitch indicated 23 years; 11 of those years in Ocean City.

Kat – How much damage have you seen with coating in that time? Mitch said it's obviously on a case by case basis and dependent on roof condition at time of coating, building structure and severity of any storm. However, beach does accelerate deterioration of everything. Antigua has done a good job of taking care of its roof, and again, it is a good candidate for the coating. Raintree will not put forth any option with which they are not comfortable. Chris stated wind damage can be dependent on type of storm, type of roof, and type of building. Our roof is protected because of raised wall.

Mary – Bathroom roofs not included in your coating quote? Chris said those roofs are also protected, are in good condition and don't need any coating. If we'd want it, they can add to quote.

Kat – Coating lasts how long? Mitch – there are 10, 15, and 20 year options; millage increases with increase years. At end of warranty, inspection is done and if all is good, a 2nd coating can be applied.

Dennis Marsalek (408)– worst case scenario storm, roof ripped off, we'd need to replace roof and insurance will not cover. What's cost of replacement roof? Chris – Raintree gave numbers on replacement roof a few years ago, but given condition of our roof, coating recommended.

Replacement roof quote from 3 years ago was \$325,000; that cost of course will have increased today. Marsalek – what is the process to install replacement roof? Chris – Everything removed down to concrete deck and built up from there. Marsalek – will you provide pricing? Mitch – Yes, we can submit roof replacement quote.

Ellen – How soon should a coating be done? Mitch – Sooner the better; could get done by Memorial Day, or this Fall. Ellen – The 3 warranty options, do they include inspections and any identified repair? Mitch – Yes, all included. Ellen – In last 22 years, did we have hurricanes and what kind of damage have we had? Mitch – There have been some bad storms, but the big one has not hit. Antigua's roof has held up very well, better than most others. Ellen – So I guess water ponding is worse for us than wind.

Mitch - Coating popularity goes with economy; and again, is roof a good candidate. Coating is very popular right now. Inflation and cost of petroleum has really driven up replacement costs. (Roof is made of modified bitumen – a petroleum product)

Kat - What was last roof you did in Ocean City? Mitch – Indigo, and one in Milford, DE (Sperry VanNess).

Dennis Marsalek (408) - This is the only price we're getting?

Kat – We have a contract to inspect and repair our roof each year.

Mary – Who installed our roof; Chris Wood's Dad?

Kat – Mitch was with Potteigier Raintree the company that installed our current roof, his boss Scott was on our project.

Kat – Roof was inspected by engineer during reserve study in 2020 and recommendation to do a coating or replacement in 5 to 8 years was made. Raintree, our current roof inspection and maintenance company, made a similar recommendation regarding coating, did not recommend roof replacement.

Discussion followed on pros & cons; some want another quote.

Robert Mayer (1303) – Attorney for condos for 24 years; accepted procedure to handle requires 3 bids. Board has fiduciary responsibility; you haven't done due diligence. You need to appoint a committee to obtain bids and then decide. (Here call connection very bad and I couldn't understand). Kat suggested Ingrid and Rosey be appointed to obtain 2 more proposals on both coatings and replacement. Mayer said it must be at least 3 appointees and must be an odd number. He then said we needed a motion to appoint a committee on this matter. He suggested Mike Falkner, Ingrid Miller, and then Charlie Ziegler (202), spoke up and volunteered to join committee. Committee needs timeframe; Rosey said get 3 proposals and report back to Board in 10-15 days before next Board meeting. Mary then motioned to appoint roof committee, Ingrid, Mike F. and Charlie Ziegler. Mike K. 2nd. Timeframe suggested interim report in 30 days at May 17 Board meeting; final report at June Board meeting for both coating and replacement. We will include Raintree as 1 (have coating quote, and they will give replacement quote). Vote: all in favor; Opposed: None. Motion carries.

Approval of Minutes: Board Meeting Minutes: 03/15/23, Ingrid motioned to approve as written; Rosey 2nd; All approved, none opposed; motion carries. **02/8/23**, Mike K. motioned to approve; Ellen 2nd. **Executive Meeting Minutes: 04/02/23**,

Bank Signature Card Approval: Mike K. needs approval to be added to bank signature cards. Ellen moved to approve; Ingrid 2nd; all in favor; None Opposed; motion carries,

Treasurer's Report: – Mike F. reported on 13 wk and 26 wk long term T-Bills, were \$75,000. and increased to \$100,000. Leaves Bank of Ocean City balance at about \$5,000.; PNC at about \$11,000. Puts us at \$584,000. in T-Bills. Paid off insurance money back to operating. Kat questioned difference in Balance Sheet #s from Feb to March. Mike F. said Robyne placed money in wrong place and Amy will need to correct it.

Office Update: – Done.

7th Floor Stairway Rail Repair: – Scope of work done; welder quote coming for 7th Floor; should also look at all steps in N. Tower. S. Tower is good.

Ladies Room Toilet: – RYT did final install on new toilet along with necessary fitting changes.

Interior Walkway Cleaning: Charlie doing walkway pressure wash.

3rd Floor Lobby Sliding Door: Door handle not yet done. Charlie said Dave has handle but didn't give to Charlie yet.

Fire Safety Inspection Update: ARK found fire extinguishers that need to be replaced – waiting on quote.

Atlantic Refrigeration - Geothermal System: – Triple Duty Valve (TDV) and 2 new shutoffs (to replace the ones that were leaking) installed. 804 sprang leak in HVAC closet & plumber needs to replace piping to fix.

Domestic Water Line and Trash Room Drain: Mike Keenan – contacted Town of Ocean City and Water Department; they will not recommend any plumbers regarding trash room drain. Ingrid and Mike K will get together to look at BBB A+ rated plumbers. Domestic Water Main – delay on parts per Ingrid's discussion with Joe Magnolia at 5 Star Plumbing.

Exterior Common Area and Owner Door Repairs: Kat met with Rashid Pitaev of Skyline Construction; he took measurements. Roof door is OK. Replacement door needed for ground floor south side stairwell door only; all other can be repaired. Frame only repair can't be done as door will not fit then. Transformer room door vents are Delmarva Power; per their rep. we are responsible for maintenance. Mike F. to check on this as it seems Delmarva Power should maintain.

Annual Elevator Inspection: – Per Mary, scheduled for May 9th.

AT&T Antennas: Currently get \$3,900/mo. rent. AT&T wants to add new antennas; these would restrict Antigua's use of roof. We declined 1st and 2nd placement drawings. Hired former AT&T attorney who started Vertical Consultants firm as consultant to negotiate for us.

Atlantic Refrigeration HVAC PM: Per Ingrid, scheduled for all units week of May 22 – 26.

ARK & EMS Additionally Insured: Per Mary, addendums to contract ready for signatures; Kat didn't see inspection contract; Mary to provide.

Owners Meeting: Per Ellen, May 20th potluck party will be BIGGER and better this year! Folks should email her with what they will bring.

Dan Snyder (808) – Who will be in office? Kat - We have candidates; office will be manned before season, hours to be determined; pool will be overseen also.

Next Board Meeting: – May 17, 7:30 PM.

Meeting Adjourned: Board went into Executive Session at 9:30 PM.

Respectfully submitted,

Ingrid Miller.