

Antigua Condominium Association
Minutes of the Meeting of the Board of Directors

May 26, 2023

The organizational meeting of the newly elected Board of Directors of the Antigua Condominium Council of Unit Owners Association was called to order by Kat Ilkhani on May 26, 2023, at 8:00 a.m. The meeting was held telephonically by conference call. All directors were present.

Nominations for President were opened and Mike Falkner was nominated. There were no other nominations and Mike was elected President with eight votes.

Mike took the chair and presided over the rest of the meeting.

Nominations for Vice President were opened. Mike Kennan was nominated but declined the nomination. Mary Dischinger was nominated but declined the nomination. Randy Ditch was nominated and accepted the nomination. There were no other nominations and Randy was elected Vice President with eight votes.

Nominations for Treasurer were opened. Mary Dischinger was nominated. There were no other nominations and Mary was elected Treasurer with eight votes.

Nominations for Secretary were opened and Robert Mayer was nominated. There were no other nominations and Robert was elected Secretary with nine votes.

Mike Falkner raised the matters of the newly hired Office Assistants' hours and the Consultant Agreement with 1 Stop Property Watch, Inc. for remote coordination and management services which is called the Lacey Contract. The discussion of the office hours addressed what hours were best for the Association during the summer season starting with Memorial Day Weekend, May 27, 2023, the new employees' reasonable expectations when hired, the coordination with their other part-time jobs and the Association's intent that both jobs be part-time employment. After discussion, it was agreed that the hours would be 9 to 5 Monday through Friday; 10 to 7 on Saturdays; and 10 to 3 on Sundays. The days will be split between the two employees. Ellen Schweiger will implement the summer office hours.

The Lacey Contract was discussed. The proposed contract is a consulting and management contract under which Lacey will be responsible for hiring, bringing on board, training and supervising the Office Assistants and Property Attendants. Lacey hired previously the Office Assistants. There was discussion of the advertisement she placed and some confusion among applicants and the hours that were contained in it. There was further discussion of the extent of the involvement of the Board in making the final decisions on hiring the Property Attendants. It was decided that Lacey would advertise, interview, hire and supervise the Property Attendants, that is, taking on the entire responsibility with respect to the

Property Attendants without further Board review and will continue to supervise the Office Assistants.

On motion made by Kat, seconded by Sheri Miller and passed by a voice vote, it was resolved that the consulting proposal by approved.

There being no further business, the meeting was adjourned at 9:10 a.m. The next regular meeting of the Board of Directors will be held on Wednesday, June 21, 2023, at 7:00 pm.

Respectfully submitted,

Robert Mayer
Secretary