

Antigua Condominium Association

Minutes of the Special Meeting of the Board of Directors

January 8, 2024

The special meeting of the Board of Directors of the Antigua Condominium Association was called to order by Mike Falkner, president, on January 8, 2024, at 7:30 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 and Rosey Whittaker. Ellen Schweiger was not present. A quorum was present.

The following owners were present via Zoom: Alayne Rosner (1007); Peggy and Dan Sheer (406); Randee Baumohl (1102); Bob Fitzgerald (104); Bonnie Medford (1202/1305); Dennis Marsalek (408); Pat Haskins (306); Ingrid Miller (1302) and Earle Humphries (1008).

Mike Falkner opened the special meeting and stated that it was called to address three items:

- A geothermal leak
- An elevator cable repair
- The roof warranty

Geothermal Leak.

Mike described the problem and the background of prior geothermal leaks. This leak is in the geothermal pump room. A flange is leaking. The leak is constant but does not immediately impact the operation of the geothermal system. Pressure in the geothermal system is being maintained. It clearly needs to be repaired. Atlantic Refrigeration & Air Conditioning, which has a maintenance contract on the geothermal system, submitted a proposal to repair the leak for \$4,238 and discussed, in addition, installing a cutoff valve above flange in question which is past the triple duty valve so that the system could be isolated in the future without draining it. The present repair requires that the glycol in the system be drained so that the plumbers can work on the flange.

Atlantic Refrigeration has been the sole plumbing company that has worked on the geothermal system in the last few years. This past summer the triple duty valve was replaced by Atlantic and there were a number of leaks in units after the valve was replaced. Mike wondered if their prior work caused or contributed to the leaks. This leak, though, is not related to the leaks the last summer. There was a question of whether the glycol in the system was in the proper concentration and, if not, whether that contributed to the leaks in the units.

It was noted that several years ago, the Board had looked into other plumbing companies that would service the geothermal system. The best prospect was located in Annapolis and charged twice as much as Atlantic and its response time is longer because of its

location. Response time is very important and Atlantic is prompt in responding to issues that arise.

After further discussion of the possible causes of the failure, Atlantic's work and the need for the replacement to be made in the immediate future, Mike Keenan moved and Sheri Miller seconded that Atlantic's proposal for the replacement of the flange and gasket and the installation of the shutoff valve for \$4,238.00 with various clarifications in the language of the proposal, be approved. The motion passed with eight in favor and none opposed. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller and Rosey Whittaker. Ellen Schweiger was not present.

Elevator Repairs.

Mike described the situation with Elevator #2, the right-hand elevator, the one closest to the ocean. There have been repeated troubles. It was thought that water forced in during rainstorms could be the cause, but that does not appear to be the case although it is an issue that remains a concern. Instead, it is a worn travel cable. This is not the cable that the elevator car hangs from, but the cable (which contains about 57 wires) that transmits data between the car to the computer in the elevator room. (What floor(s) are requested by the passengers, is the car properly aligned with the floor so the doors can be safely opened, etc.)

Mike presented the proposal from Berlin Elevator Company which has the preventive maintenance contract for the elevators. It includes: two 135 feet of 57 conductor traveling cable one "high" and one "low" designator numbers, including 1 RG6 coaxial cable for the camera; 10 new code-compliant beam pads for the division beams, (to help avoid traveling wear cable issues moving forward). Labor for the replacement work, including making the correct adjustments under the car at the attachment point of traveling cables to facilitate a long service life for the new traveling cables is included in the proposal.

Berlin Elevator proposed to replace the traveling cable from above the vertical mid-point of travel. This is a shorter run of the cable and eliminates the extra labor of completely removing and re-wiring the cables in the elevator room (machine room) and at each device on the elevator. This method will cut the cost of the material and the associated labor, while still providing a code-compliant and affordable solution to the problem.

Mike Turowski of Berlin Elevator felt that the traveling cable had been hung in a manner that created a condition that allowed the traveling cable to strike the division beams. This occurred repeatedly and over a prolonged period. While water intrusion is never good, he did not believe this problem was water related. He discussed code requirements and the anticipated May 2024 inspection which is a five-year inspection and more intensive than the annual inspections. There are not enough spare wires in the cable to pass inspection. Every cable is installed with spares that are not used unless one of the active wires fails. Code requires a minimum number of spares. He felt that the existing cable does not have enough spares and would likely fail the inspection. There will most likely be more failures (broken wires). When these wires break, they open critical circuits and create shutdown conditions, potentially trapping passengers. Mike's experience with failing traveling cables is, that once a traveling cable starts to fail, it will continue to degrade and suffer further breakage. As these failures continue to

occur, we will run out of wires to use from the “spares”. The result is that the elevator will be out of service while obtaining the necessary materials to make the repair.

Mike’s recommendation was to replace the traveling cable during the off season while the car is still in an operational condition and while it is not an emergency.

The matter was discussed including questions of why the cable is failing and the potential responsibility of Otis Elevator that was servicing the elevator for a number of years.

On motion made by Mary and seconded by Randy, it was moved that Berlin Elevator’s proposal \$11,722.00 be approved. The motion passed with eight in favor and none opposed. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller and Rosey Whittaker. Ellen Schweiger was not present.

Roof Warranty.

Mike presented the roof warranty for the roof coating. The coating has been completed and the manufacturer has inspected it. All that is necessary is to accept the warranty. The warranty is a 20-year warranty with various requirements that the condominium must meet to keep it in force and various limitations. The warranty requires that the condominium keep a log of all access to the roof, including the reasons for the access and two inspections a year. Raintree installed the roof coating and presently has the maintenance contract for it; however, it only includes one inspection a year. Raintree agreed to modify its contract and inspect the roof twice a year.

The warranty and maintenance of the roof was discussed. No special care is required in the warranty although it refers to walkways. Raintree said that no walkways were needed. The most commonly trafficked area is near the east stairway door (closest to the ocean). This is where the AT&T crews usually walk. Both the manufacturer and the installer (Raintree) passed the roof as-is and walkways are not needed. The warranty is with Momentive Performance Materials USA LLC, for the application of GE Enduris 3500 coating.

Kat moved and Sheri seconded that the Momentive Performance Materials USA LLC’s limited warranty for the application of GE Enduris 3500 coating be accepted. The motion passed with eight in favor and none opposed. The directors voting in favor were Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller and Rosey Whittaker. Ellen Schweiger was not present.

Robert moved and Mike Falkner seconded that the meeting be adjourned. The motion passed on a unanimous voice. Ellen Schweiger was not present.

Mike adjourned the meeting at 8:52pm.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer
Secretary