

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 8, 2024

The organizational meeting of the Board of Directors of the Antigua Condominium Association was called to order by Mike Falkner, president, on May 8, 2024, at 6:00 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, Bonnie Medford and Ellen Schweiger. A quorum was present.

Mike Falkner reported the results of the election for the board of directors. The results were:

Mike Falkner	53	Bonnie Medford	35
Mary Dischinger	51	Mary Ellen Marsalek	34
Ellen Schweiger	47	Ingrid Miller (write-in)	1
Sheri Miller	46		

Mike reported that there were 54 votes in favor of the special assessment; 15 opposed; 1 abstention; and 1 not voting (blank ballot).

Election of Officers

Sheri Miller nominated Randy Ditch for president. Ellen Schweiger seconded the nomination. There were no other nominations. The following directors voted for Randy: Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger, Robert Mayer and Randy Ditch. The following directors voted against Randy: Kat Ilkhani and Bonnie Medford. Randy was elected.

Randy was seated as president and presided over the rest of the meeting.

Ellen Schweiger nominated Mike Keenan for vice president. Mike Falkner seconded the nomination. There were no other nominations. The following directors voted for Mike: Randy Ditch, Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger and Robert Mayer. The following directors voted against Mike: Kat Ilkhani and Bonnie Medford. Mike was elected.

Mike Keenan nominated Robert Mayer for secretary. Sheri Miller seconded the nomination. There were no other nominations. The following directors voted for Robert: Randy Ditch, Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger and Robert Mayer. The following directors voted against Robert: Kat Ilkhani and Bonnie Medford. Robert was elected.

Ellen Schweiger nominated Mary Dischinger for treasurer. Mike Falkner seconded the nomination. There were no other nominations. The following directors voted for Mary: Randy Ditch, Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger and Robert Mayer. The following directors voted against Mary: Kat Ilkhani and Bonnie Medford. Mary was elected.

Individual Assessment Matter

An owner uses a bill payer service from his bank. The owner set up payments to be received by the first of each month. He received a confirmation from his bank that the April 1, 2024, payment had been sent; however, it was not received at the Antigua's lockbox which is controlled by the Bank of Ocean City. He received a May statement with a late charge for the missing payment and promptly sent a check for April. He requested that the late charge be removed. On a voice vote, all directors voted to remove the late charge. The directors voting in favor of removing the late charge were Randy Ditch, Mary Dischinger, Mike Falkner, Kat Ilkhani, Mike Keenan, Bonnie Medford, Sheri Miller, Ellen Schweiger and Robert Mayer.

Painting

Michael Larrimore's proposal to repair the benches; paint the benches, planter pots, landscape wood and the office door; and to repair and paint the storage box in the pool area was discussed. It was decided that the planter pots would not be painted. The discussion about the landscape wood and benches was about whether they should be painted or stained and the effectiveness of power washing in removing all the paint. It was suggested that a translucent stain be used. More information was needed. It was unclear if the new lids for the storage box was the storage box in the pool area or the service area. If it is in the pool area, the work should proceed; otherwise, it should not. It was felt that the service area storage box should be removed for the coating project and, if needed, re-built. Mike Keenan will discuss the matter with Shore Management and Mike Larrimore.

Robert moved and Sheri seconded that the bench be repaired (\$200); the storage box in the pool area be repaired and painted (\$100); new lids be made and installed on the storage box if it is the storage box in the pool area (\$150); paint the office door (Antigua blue on the outside and white on the inside) (\$150); and test an area of the landscape wood to find out how effective power washing will be in removing the existing paint. There may be a charge for the power washing test area.

On a voice vote, the motion passed with a vote of seven in favor and two opposed. The following directors voted in favor of the motion: Randy Ditch, Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger and Robert Mayer. The following directors voted against the motion: Kat Ilkhani and Bonnie Medford.

Pool Pump

Best Aquatic Management LLC was to repair the pool pump. Shore Management told the Board that after Best Aquatic started the repair it found that it needed additional parts to complete the repair. Bill Sexton of Best Aquatic explained the issue. He wrote:

Upon attempting to replace the pool pump motor we are having several issues that are concerning. First- The impeller is not coming off the motor shaft indicating another issue that has not been revealed. It has been my experience that when we have to try and use pullers to remove the impeller the result is typically a broken impeller requiring replacement. Normally this would not be an issue but this is a large pump and one, the impeller cost is almost \$900, but worse is that the impellers have been on backorder from Pentair since November of this past year. They have listed a May 17th availability date but that's not guaranteed.

Second- the replacement of the impeller will typically result in additional parts required, being the seal plate and diffuser.

To sum this up the repairs and labor to accomplish this would be close to \$6000 and there's no guarantee the parts can be secured in time to meet the scheduled opening.

There is one complete unit available that we could have within a week however the cost is \$8550.00 for the complete new unit.

There are several items on the old pump that we can salvage like the pump lid assembly (\$600) and the strainer basket (\$380) so the installation does not include the removal of the old unit.

The total cost of the removal and replacement is \$8,660.00

We will need to invoice a 50% deposit and the balance would be net 15 after installation.

Please advise as soon as a decision is made so we can rush order the replacement. Delivery could be this week if we can move quickly.

The board discussed the merits of replacing the pump versus repairing the old pump; the relative costs; the availability of parts for the repair and the expected pool opening date. Mike Keenan moved and Mike Falkner seconded, that the pump be replaced. The motion passed with seven voting in favor of the motion; one voting against it; and one abstaining. The following directors voted in favor of the motion: Randy Ditch, Mary Dischinger, Mike Falkner, Mike Keenan, Sheri Miller, Ellen Schweiger and Robert Mayer. The following director voted against the motion: Kat Ilkhani. Bonnie Medford abstained.

Adjournment

Robert Mayer moved and Mike Falkner seconded that the Board adjourn. The motion was approved on a voice vote without dissent. Randy Ditch adjourned the meeting at 7:13 p.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer
Secretary