

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 15, 2024

The regular meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on May 15, 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: Alayne Rosner (1007); Albert & Linda Garcia (1002); Peggy Sheer (406); Bob Fitzgerald (104); Rosey Whittaker (302); Steve Penyak (1205); John Emden (403); Steve Karlow (1204); Randy Hess (608); Bob & Kathy Fitzgerald (104); Mary Ellen Fitzgerald (806); Napoleon Marcelo (1307); Paul Kotula (208); Chris and Helen Vallone (904); Patty Brann (301); and Cindy Frederick (901).

Coating Project and Asbestos Report

Kirk Parsons, the condominium's consulting engineer from Engineering and Technical Consultants, Inc. (ETC) and Susan E. White, Industrial Hygienist with Sussex Environmental Consultants, LLC, were present via Zoom to discuss the results of the asbestos test. Sussex did the asbestos sampling. The analysis of the samples was done by Aerobiology Laboratory Associates, Incorporated, using Polarized Light Microscopy (PLM).

Kirk's written report stated that 25 samples were taken on May 7, 2024, 18 from the interior and exterior of three units (interior popcorn ceiling and exterior walls) and seven from other exterior areas. Six samples were taken from each unit, two of the popcorn ceiling and the rest from the exterior balcony walls and ceilings. No asbestos was detected on any of the exterior samples. Of the two samples taken from each unit, one unit showed no asbestos; one unit showed asbestos in one sample but not the other; and the third showed asbestos in both samples.

Kirk concluded in his written report that:

Having asbestos in the building does not immediately require abatement or removal unless the material with asbestos is disturbed (or becomes airborne). Therefore, if the textured ceiling is not disturbed, the material may remain.

Based on the test results, we believe that there is no modification or adjustments needed to the scope of work for the exterior rehabilitation project. With asbestos detected on the interior ceilings, precautions would need to be taken if the work

were to extend into the interior of the units. This is not anticipated given the nature of the work.

To help confirm that the exterior work will not disturb the ceiling texture to a point where abatement is required, it may be prudent to perform air monitoring along the interior of the units during the earlier stages of the work (or even a few mock-up areas) to assure that asbestos is not being disturbed during the work. Mock-ups were requested by several of the contractors (including the low bidder East Coast Contracting) to evaluate removal processes and to install texture samples. The mock-ups could be performed now to help determine the asbestos question now versus once the work fully begins in the fall.

The air monitoring would consist of taking samples of the air before work is performed and while the work is performed to better determine if asbestos is found in the air. A proposal from Sussex Environmental to perform the air monitoring is attached as well.

Susan discussed the nature of asbestos and when it is a health hazard. Unless asbestos is disturbed, it is not hazardous. The samples were analyzed by Polarized Light Microscopy (PLM). PLM uses a polarized light microscope to identify asbestos in the sample and provide an estimate of the amount present in the sample. Two additional tests to monitor airborne asbestos are the PCM and the TEM tests. PCM is Phase Contrast Microscopy and is performed on samples that have been collected to monitor asbestos conditions. A PCM analysis counts fibers that are present in the sample. It measures fiber concentrations but does not distinguish between asbestos and non-asbestos fibers. TEM is Transmission Electron Microscopy which quantifies the presence of asbestos using a different method.

Both Kirk and Susan stated that vibrations can dislodge asbestos, but both felt that this was unlikely in our circumstances. However, further testing can be done to confirm this. The test would be to monitor the condominium unit before any work was started in order to get a baseline reading. Monitoring would continue during and after the work and the results would be compared. If the result showed no disturbance, then work could continue. Monitoring could continue on some units during work on the coating to assure that there was no change in conditions.

Kirk did not feel that the grinding of the exterior coating would cause any asbestos in the interior popcorn ceiling to become friable, that is, airborne. The floors and exterior walls of each unit are concrete, but are from separate pours. The rebar for the walls was installed with the floors to connect the two pours. This feature mitigates, to some extent, the transmission of vibrations from grinding on the walls to the floors. (The floors of one unit are the ceilings on the unit above it.)

Cindy Frederick (901) commented that when the walkways and balcony floors were repaired and recoated several years ago, jackhammers were used and there was no problem with the popcorn ceilings.

In response to a question, Kirk said that it was not necessary for every unit to be monitored during construction. A test on two or three units at the beginning that showed no disturbance was a good test to show that there would be no disturbance during construction, but monitoring on select units could continue through construction to monitor for consistency.

An owner asked about popcorn ceiling that was coming loose now, before any test or construction. Susan and Kirk said that the popcorn ceiling adheres very tightly. The principal cause of delamination in spots is moisture that gets between the concrete and the popcorn ceiling. Susan said that the units should be looked at for delaminating popcorn ceiling before construction to evaluate it.

A question was asked about the effect of the construction on year-round residents and whether those units should be monitored during construction. Kirk said that windows and doors on all units would be taped to prevent exterior dust from seeping into the units. Like the other units, if the popcorn ceiling is intact to start with, he did not foresee a problem. The unit could be monitored.

Susan said that it was unlikely that there was any lead paint because lead was prohibited in paint in 1978 and lead paint was more expensive than other paint. Most builders did not incur the greater expense of lead paint. A lead test can be done on the popcorn ceiling. Asbestos is dealt with by the Maryland Department of the Environment.

Kat asked about the different effect on vibrations between vapor blasting and mechanical grinding. Kirk remains concerned about the dust and debris it creates. It is not clear of the effect on vibrations. East Coast Construction, with the condominium's agreement, would like to demonstrate the vapor blasting and see if the dust and debris issue can be addressed. It originally thought it would use mechanical grinding on the unit walls and wanted to use vapor blasting on the west wall.

Testing on the units could be next week according to East Coast Construction. Each unit would take about one or two days. If the contract went forward, it would be included in the contract price, otherwise, it would be on a time and materials basis.

Susan said that the monitoring could confirm if there were additional airborne particles right away using PCM monitoring; however, PCM does not distinguish between asbestos and non-asbestos fibers. If there were an increase in the fiber count, it would not be known if it was asbestos or another fiber without further testing.

Linda Garcia (1002) asked if it was necessary for a further owners' vote. Robert thought that the condition the owners placed on the special assessment was a favorable report, that is, that asbestos was not a hazard. The present report shows that there is no asbestos in the

exterior coating that will be removed. That work could proceed; however, there is the possibility of a secondary effect from vibrations on the popcorn ceiling. At present, we do not know the answer to that. Further testing will answer that question. If there is no effect, then there is no asbestos hazard and no further owners' vote would be required. If the additional testing shows an effect, then we will have to stop, evaluate the situation, and determine what to do. That may require a further owners' vote, especially if it would increase the cost of the project.

Kirk said that East Coast Construction could do the additional testing by doing a mockup as early as the next week. It would use a lift to reach the lower units. It would be on a hard surface such as 85th Street.

Kat commented that when the new windows and doors were installed in the early 2000's, some of the popcorn ceiling was disturbed and replaced with new popcorn ceiling. Since that was after asbestos was banned, it could be free of asbestos and could be the reason that some of the samples were negative. Paul Kotula (208) agreed that the test on his unit may have been negative for that reason.

Randy summed up the discussion. He felt that the additional testing should be done quickly. We simply do not know what the results will be and we need to find out.

Mike Kennan moved, and Sheri seconded, that the further testing described by Kirk and Susan be done. The motion passed with nine 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, Bonnie Medford and Ellen Schweiger. There were no votes against the motion.

Randy thanked Kirk and Susan and they left the meeting.

President's Report

Randy thanked Mike Falkner for his leadership during the past year. He thanked Rosey for her service on the Board, especially on the Safety Committee. Randy welcome Bonnie back onto the Board.

Randy committed to the Board working hard and doing what is best for the owners. We will be cautious in spending money and will be transparent. Owner comments are important to the Board and encouraged. Owner support is beneficial to the condominium and the Board will seek to earn that support.

Randy welcomed Jeff and Cathleen as the office staff. The office will be open seven days a week during the summer. The pool will open on or before Memorial Day. A new pump has arrived and was scheduled for installation but weather prevented that. The pool will be ready to open when the pump is installed and operating.

Registration for renters and the issuance of parking passes will begin May 18th.

Although he had not counted the number of doors that have been painted, almost half seem to have been painted. The painting will have to wrap up shortly.

Randy reported that Shore Management has been on board about one and a half months. Things are going pretty well as we get to know each other and work out transition matters.

Keys to the new ground-level locks have been distributed and the locks have been changed.

Mike Lattimore has done some painting, repaired the north fence and has work to be done on the triangles and the benches.

Owner's Comments and Concern

Rosie (302) asked if Shore Management could give a list for its services to individual owners, such as for lock-outs and to get mail when the office is closed. She also asked about the recoating of the pool, the evaluation of the pool leak and the automatic chlorine feeder. Randy said that Shore was getting the cost on the chlorine feeder and no decision had been made on it, yet. The pool cleaned up very nicely and there was no immediately need to recoat it. Recoating would likely be at the end of the season.

Treasurer's Report

Mary reported that the yield on T-bills reinvested since last board meeting dropped slightly this week to 5.270%. The 13-week T-bill renews June 27, 2024. She asked if we want to reinvest, take it out, or change to a 4-week T-bill. The sentiment of the Board was to renew it which she will do.

Mary wrote one reserve check, the deposit for pool pump/motor assembly. It was for \$4,330.00.

All 2023 and 2024 first quarter federal and state taxes have been paid. After the final tax return review by PKS, PKS advised us to pay additional amounts to IRS for both the 2023 and 2024 first quarters. Those payments were made.

Shore Management is not finished with the April reports. Mary received the reconciliation reports but some entries needed to be recategorized. Once they edit those entries the Board will receive the reports and Robert will send them to the owners.

Minutes

The minutes for the meetings of Minutes of Meetings of March 20, 2024; April 17, 2024; and May 8, 2024, and the executive sessions of April 18, 2024 and April 29, 2024 were presented. On motion made by Robert, seconded by Sheri and passed on a voice vote, the minutes were approved and the minutes of the executive sessions were approved for release.

New Business

Spring Power Washing

Mike Keenan opened the discussion on power washing the walkways and other public areas. He had a quote from Kendall for \$5,000 for the walkways and the stairwells and for \$4,200 for the walkways only. He had another quote from another company for \$7,000. Various alternatives were discussed. It was noted that the worse areas are the elevator lobbies. The possibility of power washing only select areas was discussed. Having owners do the power washing was discussed. Mike felt that professionals with experience are necessary because it is easy to damage the walkway coatings if the power washing is not done at the proper pressures or held too long on a particular spot. There is the additional problem of the water connection. There are no spickets on each floor and in the past a hose was hauled up the stairwells to the top floor being power washed and then moved down until the job was completed. It was also suggested that Shore Management see if its regular handman could do specific spots.

The need to have the power washing done in the very near future was discussed. The next board meeting will be June 19th and to postpone the decision would probably mean that the power washing would be done in the middle of the summer season or later in August. Peggy Sheer (406) suggested that a not to exceed limit be set for the power washing and Mike Kennan be authorized to find a contractor to do the work. On motion made by Mike Kennan and seconded by Sheri Miller, it was moved that power washing with a cost not to exceed \$4,000, depending on the experience of the contractor to be selected and without power washing the stairwells be approved. The motion passed on a voice vote without opposition. The power washing must be completed by June 21.

Beautification Committee

Randy Ditch presented the Beautification Committee's Report on the status of the "backyard," the sandy area on the east side of the building between the building and the dune. There are two snow fences on the east side toward the dune. The one closer to the building is the condominium's property line. The area between the two fences is public property administered by the Maryland Department of Natural Resources.

Owners have commented, negatively, on the present status of the backyard. It appears to have weeds growing in it and is neither visually appealing nor physically useable. Randy had asked for volunteers to help pull weeds and make the area at least more attractive. An owner thought that the plants growing were not weeds but native plants that helped stabilize a secondary dune. Randy invited the town to look at the area with him. They were accompanied by Mike Kennan, Rob Rosner and Pat Haskins, all members of the Beautification Committee. The town said that there was no second dune on the condominium's property. The plants growing in the backyard are not native plants and are mostly weeds. The exception is the grass growing along the fence. The grass plants were donated by the town. The suggestion was to let

the grass grow in a three-foot strip along the back fence line. The rest of the area can be cleared and sand can be added, particularly in the depression that forms a pond after a rain.

Questions were asked about the stones and other small rocky material in the area. It was observed that there is some construction debris in the area, mainly some metal and nails, and questioned whether that was appropriate or safe for guests and owners to use. There was discussion about prior efforts to deal with the area, some thinking that little can be done to make and maintain it as a useful space. Ellen Schwieger suggested that in addition to pulling the weeds, we should consider hiring a landscape designer to find out what is possible and feasible in the area. Randy said that the Beautification Committee would go ahead with pulling the weeds but that nothing further would be planned for this year.

Trash Cans

The issue of trash cans was raised by Randy. The existing trash cans are not doing their job, especially if there are winds. Apparently due to the architecture of the of building, the winds are strongest in the rotunda and suck the trash out of the trash cans. They do not have lids. Randy noted that Ocean City changed its trash cans at the bus stops from the blue barrels to a plastic, covered trash can with holes on each side so people can put trash in them. He priced them at Home Depot. They were \$450 each. He thought that they would be an improvement. After discussion, Mike Kennan moved and Mary Dischinger seconded, that two new trash cans in the style of the ones Ocean City adopted be purchased. The motion was adopted on a voice vote with seven directors voting in favor and two opposed. Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller, and Ellen Schweiger voted in favor of the motion. Kat Ilkhani and Bonnie Medford voted against the motion.

Logo Shirts

Randy raised the subject of purchasing shirts for the staff with the Antigua logo on them. The office staff would have collared, polo-type shirts and the pool/building staff would have T-shirts. He estimated the cost to be \$600 to \$700 for shirts from his company's vendor and thought the condominium could find at a better price. The shirts would identify Antigua employees and present a better appearance. Discussion followed. The number of shirts and alternative vendors were discussed.

Mike Falkner moved and Mike Kennan seconded the motion that polo-type shirts and T-shirts with the Antigua logo be purchased for the staff with five shirts per staff member with the cost not to exceed \$500. The motion was adopted on a voice vote with seven directors voting in favor and two opposed. Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Sheri Miller, and Ellen Schweiger voted in favor of the motion. Kat Ilkhani and Bonnie Medford voted against the motion.

Pool Heater Maintenance Contract

A pool heater maintenance contract for one year, costing \$378, was presented and discussed. On motion made by Mike Kennan and seconded by Mary Dischinger, the contract was unanimously approved on a voice vote.

Adjournment

There being no further business, Randy Ditch adjourned the meeting at 9:25 p.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer

Secretary