

Antigua Condominium Association
Minutes of the Special Meeting of the Board of Directors
July 13, 2023

Mike Faulkner – President, called the meeting to order at 7:00 pm.

Roll call taken to establish quorum.

- Attending board members: Mike Faulkner, Mary Dischinger, Mike Keenan, Ellen Schweiger, Rosey Whitaker, Kat Ilkhani, Randy Ditch
- Owners: Units 107, 301, 403,406 and 408

New Business

- Leaks

There have been numerous leaks from the HVAC system. On Monday morning, 1 Stop was able to secure a plumber to repair Units 101 and 107. Currently unit numbers – 605, 805 and 706 are leaking. Hancock has been in to attempt repair however parts had to ordered. They are due back next Tuesday. We're assuming that both the 5 and 6 stacks will need to be shut down for repair. We don't know specifically what time the stacks will shut down or how long they'll be down. Advance notice will be sent to the owners.

Several questions were asked. Could the leaks be due to Atlantic not performing their contracted quarterly preventative maintenance? Mike F stated probably not since they would not have been doing a pipe inspection. Could the valve they previously replaced be causing the problem. Mike F stated that he was unsure, but it's worth investigating.

A recommendation was made to arrange a conference call with Atlantic, Hancock and the BOD (possibly invite the owners) to discuss root cause and an action plan moving forward. Mike F offered to arrange the meeting.

- Pool Umbrellas and bases

Mike F stated that the pool is our only amenity left except for the decks and beachfront. We therefore need to invest to keep the pool and furniture in the best shape possible. The beach needs to be addressed at some point too. 1 Stop said they would seal the deck, but they haven't gotten to it which is no surprise. The lack of deck sealing keeps us from fully utilizing the deck as we have in the past.

Mary was asked by Mike to give a summary of her umbrellas and bases investigation. Donaway's were flimsy and lightweight which would not hold up well. The other place had similar umbrellas priced at \$287. Layton's are priced at \$275. She also offered that Layton's is where Karen bought all the pool furniture.

Mary recommended we move forward with purchasing 6 umbrellas and 2 bases from Layton's for a total of \$2,174 including shipping.

Mike K made a motion to purchase the package from Layton's as per the quotation. Randy D seconded it. The vote passed with all yeses except Kat.

There was a brief conversation about chair and lounges. Some thought we make do with the current number of chairs and others thought we need to buy additional chair. A comment was made that we seem to be missing chairs and lounges. Christine K went down to count how many of each we currently have and confirmed back that we have 16 white chairs, 19 white lounges and 8 brown lounges. Mike K believes one lounge was broken and thrown to the trash. It was suggested that someone from another building could be taking our furniture. This could be reviewed on our security camera if we chose to. Since this topic was not on the agenda for tonight's meeting, we moved to the next agenda item.

- Exit Signs

Mike F stated the decision is - do we continue to mount the exit signs to the ceiling or do we move them to the wall as recommended by Carl, our electrician. Carl has done this at other buildings, and it seems to add longevity due to them not getting as much moisture.

Mike said that he ran into Carl & Charlie earlier this week and they had already installed to 2 replacement lights on the wall. There was a misunderstanding between Mike and Carl. Since this is already done, we'll monitor the wall mounts to see if they outlast the ceiling mounts. Assuming they will, as other lights fail, we'll convert them to wall mounts too. Our cost for replacement and relocation is about \$200 per light vs about \$50 dollars to replace the current ceiling mounted lights.

No vote requested.

- Ramp and Bollard Poles

Mike F explained the current situation. The Northside ramp was broken and had to be removed along with the fasteners in the concrete. The Southside ramp has some limited life left but requires painting.

Mike suggested we consider dropdown bollard poles in lieu of the chains, which currently keep vehicles out of the rotunda area. We could then also remove the Southside ramp and use the concrete sidewall on the Southside for all luggage

cart traffic. This would also make it easier for the dumpers to be moved from the trash room and the fenced dumpster area. A recommendation was made to also consider having concrete ramps installed.

After considerable debate on the pros and cons of each type, it was decided to investigate costs for concrete and metal since we already have cost for the bollards. The bollards looked are less than \$200 each. A decision will be made at a later date.

No final decision made, and no vote requested.

Mike F announced that we will be moving to an executive session afterwards.

Mary made the motion to adjourn the meeting and Randy D seconded it.

Adjournment at 8:05

Minutes taken by Randy Ditch due to the Secretary, Robert Mayer, being absent.