

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors (Executive Session)

March 20, 2024

The meeting of the Board of Directors of the Antigua Condominium Association in Executive Session, was called to order by Mike Falkner, president, on March 20, 2024, about 11:30 p.m. The meeting was held via Zoom. All directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller, Ellen Schweiger and Rosey Whittaker. A quorum was present.

Individual Assessment Account

A unit owner requested relief from two late charges assessed in 2023. Mary Dischinger, the treasurer, felt that she did not have the authority to consider the matter and that it needed to be considered by the Board. The unit owner was unable to make the meeting of the Board. The matter was carried over to the April 17, 2024, Board meeting.

Release of Attorney's Opinion Letter

Robert moved and Ellen seconded the motion to release the letter from James Almand to Mike Falkner dated February 15, 2024, addressing two issues about the coating project: approval of a special assessment and the removal and reinstallation of the storm shutters. The motion was unanimously approved on a voice vote. The directors voting in favor of the motion were Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller, Ellen Schweiger and Rosey Whittaker.

Recording Zoom Meetings

Robert reported that he had received an email from an owner in which he stated, "Finally, as a reminder and if needed and at the appropriate time, we will provide a recording in which Kirk Parson from ETC stated during our conference call . . ." In Maryland, it is unlawful to record a conversation without the consent of all participants. The matter, having come to light cannot be ignored. Robert felt that it is necessary to protect the association from becoming involved in such an action by failing to take any action and assure the membership that they are not be surreptitiously recorded during Zoom meetings. Robert has called the Maryland State Attorney to seek its advice on this matter. There is no intention of instituting any criminal action. It is not warranted in a one-off situation such as this and the state would not consider is a prosecutable event. However, they may have dealt with this before and have suggestions on how to prevent the one-off event from growing.

It was the sense of the meeting that a notice of non-recording be included in notices of Zoom meetings.

Respectfully submitted,

Robert Mayer
Secretary