

Antigua Condominium Association

Spring Owners' Meeting May 20, 2023

Board Members Present: Kat Ilkhani, Mary Dischinger, Mike Falkner, Mike Keenan, Roseann Whittaker, Ellen Schweiger, Bonnie Medford, and Ingrid Miller. Absent: Sheri Miller

Owners Present: Unit 103 - Brown, Unit 104 & 806 – Fitzgerald, Unit 107 - Preble, Unit 207 & 505 - Schoenbrodt, Unit 208 - Kotula, Unit 301 - Brann, Unit 302 - Whittaker, Unit 305 - Falkner, Unit 306 - Haskins, Unit 403 - Emden, Unit 404 - Yegneswaran, Unit 406 - Sheer, Unit 408 - Marsalek, Unit 601 - Morris, Unit 605 - Enkiri, Unit 606 - Dischinger, Unit 607 - Robinson, Unit 608 - Hess, Unit 701 - Lebherz, Unit 702 - Brecha, Unit 706 - Ditch, Unit 708 - Casner, Unit 803 - Schweiger, Unit 805 - Keenan, Unit 806 – Fitzgerald, Unit 807 - Mary Sue Snyder, Unit 808 - Dan & Kelly Snyder, Unit 901 - Frederick, Unit 908 - Hugh, Unit 1004 - Klohr, Unit 1005 - Ilkhani, Unit 1101 - Kelly, Unit 1108 - Peckerar, Unit 1202 & 1305 - Medford, Unit 1204 - Karlow, Unit 1205 - Penyak, Unit 1207 - Hasnain, Unit 1208 - Landicho, Unit 1302 - Dennis & Ingrid Miller, Unit 1303 - Mayer – McCollum, Unit 1306 - Degraw, Unit 1307 - Marcelo

Also present: Taylor Sloan & Angela Rayne, Antigua Office Assistants, and Dave Eidman of 1 Stop Property Watch.

Meeting called to order at 10:00 AM.

Roll Call: Angela Rayne completed roll call. Angela, Taylor, and Patty Brann of Unit 301 counted the proxies. Forty-five (45) owners were present by phone and twenty-five (25) were present by proxy. The quorum was established.

Approval of Minutes from Oct. 15, 2022 Fall Owners Meeting: Two corrections were made on page 2, 4th paragraph from bottom: Ingrid Miller listed as Unit 1303, corrected to read Unit 1302; Unit 807 – corrected to read Mary Sue Snyder. Unit 1305 Bonnie Medford motioned to approve minutes with stated corrections; Unit 605 John Enkiri 2nd; all approved. Motion carries.

Treasurer's Report:

\$15,600. moved from Operating to Reserve on May 19. In August our insurance premium of about \$100,000 is due. More than half of operating funds will be used to pay premium by end of summer.

Explained we have various 4 week T-bills, a 13 week, and a 26 week. Values as per T-bill report.

Interest Income shown on Monthly Financials is not accurate as we will be over anticipated interest income of \$5,000.; should be in range of \$20,000. for year.

No questions on Treasurer's Report.

Building Report:

1 Stop Watch Report by Dave Eidman:

Working on pool; will be doing pool heaters on Monday, 5/22, and chemicals will be delivered beginning of week. Did power washing on walkways; bathrooms getting sanitized. Lights getting checked once per week, not daily., unless reported to 1 Stop.

Trash chute doors on Fire Marshall inspection list not done yet; parts were hard to find, but we finally have parts and will complete. Dumpsters to be power washed. Paul began pulling weeds in flower beds.

Dennis Marsalek, nit 408: How many operational dumpsters do we have? 1 Stop: One needs welded but is working, so right now 2 working. Marsalek: According to Charlie we have wrong wheels, can't we get correct ones? 1 Stop: Yes.

Jane Preble, Unit 107: Sliding doors on first floor are hard to close; please look at it.

Mike Falkner, Unit 305: Turn on foot wash stations. Also, thank you for handles on 3rd floor. 1 Stop: will do Thursday.

Randy Ditch, Unit 706: Asked again about fire marshall list and stated things have been on list and not done in a while. 1 Stop: List is all done but trash chute doors; issue is with framing, but have looked on internet for information on how to repair and hope to be able to do very shortly.

Completed Project List for Fall 2022 through Spring 2023 by Ingrid Miller:

Ingrid highlighted various projects and thanked the folks doing the work as per Project List attached to Owners' Meeting Package. Excerpts from project list:

- Thanks to Bonnie for use of condo 1202 from Oct 2022 – March 2023 as temporary Antigua office during renovations.
- Cost of office renovation under \$1,500. Saved over \$3,500. by doing office ourselves.
- Tree Trimming many owners helped Kat and husband Matt, thanks to all.
- Triple Duty valve purchased; saved \$3,100 on estimate from Atlantic Refrigeration. Also had two new replacement shut off valves installed.
- Amy Oates, our bookkeeper, is working with Board and PKS to correct our owners' accounts and clean up our Quickbooks.
- Switched from Otis to Berlin Elevators, Otis was not maintaining elevators.
- AT&T wants to put up more antennas. Hired consultant to represent us.
- Installed new phones in elevators
- Toilet replaced in ladies' room.
- 1 Stop is now taking care of mice and went to non-poison traps.

- ARK Systems replaced 6 new fire extinguishers.
- Outside Metal ramps looking to replace with concrete.
- Had 9 pool chemical drums returned for deposit refund.
- Will look at building coating to be done.
- Kat and Ingrid have met with a couple contractors to improve communications and work flow so our contracts are performed in a timely manner.
- Ground stairwell exit doors and bathrooms doors will be repaired or replaced.
- Will be able to have your condo door repaired or replaced as needed at condo owner cost.
- Roof committee to gather information to coat or replace.
- Kelly and Dan Snyder donated parking passes, Rosie Whittaker weeded pool planters, purchased and planted pool container with flowers, herbs and tropical plants. Thanks to both owners.

Pending Projects:

Owners' doors needing repairs, painted, or new doors; Skyline Construction indicated doors requiring repairs/painted would be quoted on the basis of each door; could not give cost as each door needs to be looked at to ascertain work required. Skyline did quote prices for transom and without transom door replacements. Dave Eidman, 1 Stop, noted that coordinating a signup sheet of folks requiring similar work to their doors may produce a bulk price savings for owners.

Mary Sue Snyder, Unit 807: Inquired about a walkway window replacement proposal. Skyline provided price for a replacement aluminum frame window.

Cindy Frederick, Unit 901: Inquired about blue door color. Kat Ilkhani indicated we did not vote on a blue door color; owners were not made aware of the Reserve Study where door painting is scheduled for 2026. Owners' doors need to be repaired or replaced before considering color change. In meantime, this work needs to be done and doors are to be painted the current green; Antigua has a considerable supply of this paint available to owners. Cindy indicated owners voted to go with blue. Kat reminded the membership that the vote was to decide whether or not to change the door color. A color choice was not made. The motion was without proposal and without full scope of work, which would have to include the cost of painting all common area doors which is about 62 total doors.

Building Coating – Kat Ilkhani indicated elastomeric coating currently on building is not holding up well; silicone coating is recommended so we will be looking into the silicone coating.

Common doors – bathroom doors and stairwell doors – repairs/replacement will be done during summer as they are in dire need of work.

Returning to door painting issue, painting won't cause disruption therefore may be done throughout summer.

Mike Falkner: On the owners' doors regarding transom vs. non-transom, Skyline did not have a transom window that opens. Dennis Marsalek, Unit 408: Skyline replaced my door and used existing transom window.

Jane Preble, Unit 107: To be clear, door painting can be done in summer? Kat Ilkhani: Yes.

Building Roof: Mike Falkner talked about roof project; looking at replacement vs. coating. John Enkiri, Unit 605: We can coat only? Mike Falkner: Yes. Jim Landicho, Unit 1208: brought up roof insurance question. Discussion followed indicating roof coating is not insured and indicating how insurance coverage would work in event of loss. We have a \$452,000 wind damage deductible, therefore we could replace roof. As for damage to owners' units, that falls to homeowners insurance. Kat Ilkhani: indicated it is highly advisable for owners to add a Loss Assessment to their H06 policy. Mike Falkner: Yes, I have \$500 deductible with \$50,000 loss assessment coverage, cost is \$17/yr for this added coverage, to give an example. Kat Ilkhani: The insurance industry will change; many Ocean City buildings are moving ahead with roof coatings. Dennis Marsalek, Unit 408: How many buildings in Ocean City are coated? Dave Eidman, 1 Stop: 3 or 4 buildings that he works for have coatings. Don Brown Unit 103: Roofers should do a moisture scan, not only Tecta. Ingrid Miller indicated Antigua is having our own independent moisture scan done.

Old Business:

Mike Falkner said Amy (bookkeeper) has issued statements of outstanding dues. Explained that we spent considerable time and money to train Robyne on Quickbooks, but she was unable to grasp; therefore, we hired Amy Oates (bookkeeper) to do our books. Books were in somewhat disarray; Amy worked through discrepancies and we are now in a much better place with our financial reports, with one exception, and that is owners' accounts. As stated, Amy did a statement for each owner account; some were in arrears, and these need to be resolved to complete financial report cleanup. Board needs to decide how to handle.

Jane Preble, Unit 107: Doesn't Bank of Ocean City send us paid dues report? Mike Falkner: Yes, and this brings up a point to clarify with owners – PLEASE MAIL DUES PAYMENTS DIRECT TO BANK OF OCEAN CITY, NOT TO ANTIGUA OFFICE.

Election of Directors – Results:

Patty Brann (301) with the assistance of the office staff, Taylor Sloan and Angela Rayne, counted the ballots for the election of the four vacancies on the Board of Directors. Rosey Whittaker (302), a member of the Board of Directors, monitored the count. The ballots were sent to the owners with the notice of the meeting on April 20, 2023 by postal mail or, if consented to by the owner, by email. The tellers counted the ballots. A member pointed out that the ballot contained in the notice of the meeting package emailed to owners on May 19, 2023, erroneously stated that there were five open seats on the Board of Directors. In the same

package, a list of the nine incumbent directors with the expiration of their terms correctly identified all nine directors and correctly showed only four terms expiring. The ballots and proxies mailed and emailed to the owners on April 20, 2023, correctly stated that there were four open seats. The tellers were instructed to review all ballots cast and determine if any voted for five candidates. The tellers after having reviewed all the ballots cast reported that no ballot voted for more than four candidates. The results of the election were:

Randy Ditch	40
Kat Ilkhani	42
Mike Kennan	52
Mary Ellen Marsalek	23
Robert Mayer	35
Bonnie Medford	30
Ingrid Miller	31

Randy Ditch, Kat Ilkhani, Mike Kennan and Robert Mayer were elected directors to fill the four expiring terms.

Officer selection will be made by all board members next week.

Ingrid Miller, Unit 1302: I wish the new Board well and thank you to all the folks who voted for me.

John Enkiri, Unit 605: Made motion to adjourn meeting; Bonnie Medford 2nd; all in favor. Motion carried.

Respectfully submitted,

Ingrid Miller & Bonnie Medford