

# Antigua Condominium Association

## Minutes of the 2023 Fall Owners' Meeting

October 14, 2023

The Fall 2023 Owners' Meeting of the Antigua Condominium Association was called to order by Mike Falkner, president, on October 14, 2023, at 10:00 a.m. at the Elks Lodge, 13708 Sinepuxent Avenue, Ocean City, Maryland. The meeting was a hybrid meeting with owners attending in person and via Zoom.

**President's Report and Welcome** Mike welcomed all of the owners and introduced the board members. The following directors were present in person: Mike Falkner, Randy Ditch, Kat Ilkhani, Mike Keenan, Robert Mayer, Sheri Miller and Ellen Schweiger. Mary Dischinger was present via Zoom. Rosey Whittaker was present by proxy. Mike thanked Jane Preble (107) and Angela Rayne, the office attendant, for their work in registering the owners present and processing the proxies.

Mike gave a brief update. He reported that the roof coating was in progress. The roofing company in preparing to apply the roof coating removed some of the roof where moisture had been detected in order to evaluate the source and magnitude of the moisture. The area around the elevator tower was the most impacted and will require removing and replacing the roof in that area before the coating is applied.

Mice are still a problem and Asbury Pest was hired to deal with the problem. An owner asked if the bait traps posed a risk to dogs. Mike, who has a dog, said that the bait traps are not large enough to allow dogs to gain access.

In other projects, Mike reported that the deck will be sealed and that the poolside doors will be replaced this fall. The Coating Committee is investigating the next coating of the building and Kirk Parsons of ETC, the Antigua's consulting engineer, was present at the meeting to give a report on what he has found to date, the options and recommendations.

Mike noted that the board was considering building security and considering upgrading and adding cameras and button locks. There was a discussion with questions from the membership about the nature of the security concerns. There has been vandalism of cars, rock throwing over the balconies but no incident reports in units or access to units. A member asked if the additional security would be submitted to the owners for approval. Mike replied that it depended on the option selected and the expense. A major expenditure should be submitted to the owners.

**Proof of Notice of Meeting and Quorum** Robert Mayer reported that notice of the meeting was sent by email to all owners on September 13, 2023, and mailed to 19 owners by the office staff on September 15, 2023. He also reported that a quorum was present. There

were 58 units present in person, via Zoom or by proxy. The 31 units present in person were: 105 — Randy Cowan; 106 — David Muto; 107 — Jane Preble; 201— Larry Wiles; 202 — Charles Ziegler; 301 — Patty Brann; 305 — Mike Falkner; 306 — Patrick Haskins; 401 — Sheri Miller; 405 — Howard Bradly; 406 — Peggy and Dan Sheer; 408 — Mary Ellen Marsalek; 601 — Wayne Morris; 608 — Mary Hess; 706 — Randall Ditch; 803 — Ellen Schweiger; 805 — Mike and Christine Keenan; 807 — Mary Sue Snyder; 901 — Cindy Frederick; 907 — Marcella Roenneburg; 908 — Hugh Richmond; 1001 — Cece Muneses; 1005 — Kat Ilkhani; 1007 — Alayne and Robert Rosner; 1202 — Bonnie Medford; 1203 — Steven and Trish Hessenauer; 1204 — Steve Karlow; 1302 — Ingrid and Dennis Miller; 1303 — Robert Mayer; 1305 — Bonnie Medford; 1306 — John and Terri DeGraw.

The 12 units present via Zoom were: 206 — William and Jessica Drake; 605 — John Enkiri; 606 — Mary Dischinger; 701 — Ken Lebherz; 702 — Diane Brecha; 905 — Nancy Williford; 1002 — Alberto Garcia; 1004 — Howard Klohr; 1108 — Martin Peckerar; ,1205 — Steve Penyak; 1207 — Leon Hasnain; 1301 — Michael Hayden.

The 15 units present by proxy were: 101 — Gerald Flaherty; 103 — Donald Brown; 104 — Robert Fitzgerald; 203 — Stephen Lopez; 204 — John Joseph; 302 — Roseanne Whittaker; 403 — John Emden; 604 — David Nevins; 802 — Jon Thomas; 808 — Daniel Snyder; 902 — Ronald Scheaffer; 906 — Charleen Gonden; 1101 — Timothy Kelly; 1104 — John Tvelia; 1208 — Jim Landicho.

**Approval of Minutes** On motion made by Marcella Roenneburg (907) and seconded by John Enkiri (605), the minutes of the spring owners' meeting held on May 20, 2023, were approved.

**Treasurer's Report** Mary Dischinger reported that the 2022 audit was completed and accepted. A copy is on Antigua's website.

The motion made by Bonnie Medford (1305) and seconded by Sheri Miller (401) to apply excess membership income for the year ending December 31, 2023, against the subsequent tax year members' assessments as provided by IRS Revenue Ruling 70-604 was discussed and approved.

Mary presented the 2024 budget that was approved by the board of directors on August 28, 2023. The budget was discussed. Bonnie Medford (1305) inquired about the presentation of the capital budget and several budgeted amounts. She suggested that the entry on line 193, \$123,766.00, be moved to line 163 and that the proposed budget line items for line 167, Building Plumbing, be reduced from \$65,000 to \$35,000; for line 169, Common Doors/Windows, be reduced from \$10,000 to \$0; that line 179, Pool Furniture, be reduced from \$5,000 to \$1,000; and that line 190, Security System, be reduced from \$50,000 to \$0. A question was asked about the involvement of the bookkeeper in the preparation of the budget. The bookkeeper was not involved in the preparation of the budget except to prepare the

financial reports which were used in preparing it. Mike requested that speakers identify themselves. Pat Haskins (306) asked about the interest rate used to estimate the projected interest income. Mike stated that the interest rate was a changing target and that funds would be withdrawn to pay for the roof coating. The amount estimated took into account those variables. Bonnie Medford (1305) and Kat Ilkhani (1005) asked about late charges from 2021 and 2022.

Dan Sheer (406) moved and Mike Keenan (805) seconded that the 2024 budget presented by Mary be approved as submitted. There was a request for a roll call vote which was taken. Upon completion of the roll call vote, the motion passed with 29 in favor and 21 opposed.

**Selection of Color to Paint Unit Doors** The next agenda item was the selection of the color to paint the unit doors. It was noted that the Elks Lodge facility was only available until 12:00 noon and there was only about thirty minutes left to discuss this matter and hear the presentation of Kirk Parsons, the association's consulting engineer, about the re-coating of the building which will be expensive, perhaps anywhere from \$1 million to \$2 million. The sentiment of the members was to hear Kirk Parsons' presentation.

**Building Coating** Mike introduced Kirk Parsons who inspected the building and recently inspected the panel exposed by Ev-Air-Tight above unit 908 as part of its work to fix a leak into unit 908.

Kirk briefly described his past work with the building and his familiarity with it. The building is a re-enforced concrete structure. Concrete needs to be protected from the elements, especially water and the salts in the beachfront environment. Without protection, the concrete can crack and spall. A spall is, basically, when a portion of concrete breaks off the structure. Water can penetrate unprotected concrete and leak into units. The basic exterior structure is the bare concrete which is covered with a texture which is then finished with a coating.

The present coating is an acrylic coating. The building has been re-coated approximately every six to ten years since its construction in the late 1970's. There are other types of coatings. Silicone-based coatings provide a longer useful life than acrylic coatings. They may not need to be re-coated for 15 or 20 years depending on the environment.

There are two basic decisions to be made: the type of coating to be applied — either acrylic or silicone — and whether the texture should be removed down to the bare concrete. The removal of the texture is an important driver of the type of coating. If the texture is removed, it is better to apply a silicone coating. While a silicone coating is more expensive than an acrylic coating, the additional cost is well worth the expense because of the longer useful life of a silicone coating.

The purpose of removing the existing texture is to expose the bare concrete so that repairs can be made to cracks and spalling portions. The present repairs to three panels to fix leaks into units will give a reasonable sample of the state of the underlying concrete and the need for concrete repairs. His recommendation is to remove the texture. Without removing it, it cannot be known how extensive the cracks and spalling is. It is more likely that without removing the texture there will be more frequent coatings and repairs. With the removal of the texture, the cracks and spalls will be exposed and can be repaired. A silicone or other high-end coating can then be applied. When the texture is applied, it can be applied with a smooth finish or a more textured finish like the one presently on the building.

Ingrid Miller (1302) asked if there was any way to know what the condition of the concrete is without removing the texture. The answer is that the only way to know the actual condition of the concrete is to remove the texture. He was on the swing Ev-Air-Tight is using to remove the texture to fix the leak in 908. He saw the condition of the concrete exposed. It is possible to hit the texture with a hammer or other tool. Delaminated texture, although it may look okay, will sound hollow when struck. That is one way to test for delaminated texture that has no visible sign of delamination. He sounded portions where the texture had not been removed yet and felt that there was delamination on the portion not yet exposed. Those spots can be repaired, but spots can be missed. The only certain way of knowing the condition of the underlying concrete is to remove the texture.

Kirk explained that pressure differentials are a cause of the texture and coating to fail. These differentials are more prevalent in a coastal environment.

He was asked how long the project would take. Kirk thought that it could start in the fall of 2024. The established construction season has shortened over the years. While it used to be from Labor Day to Memorial Day, the season is now shorter. The length of the project also depends on the size of the contractor and how many crews can be assigned to the job. The weather conditions also factor into this. The wetter spring weather limits the time when coatings can be applied. The project could likely be completed in one season.

Kirk discussed the difference between the exterior building walls and the interior walls. The exterior walls are all candidates to remove the texture and apply a silicone coating. The interior walls, that is the walls in the rotunda, have three different areas. There are the concrete walls in the elevator lobbies and around to the stairway doors; the walls in front of the units themselves; and the parapet walls. He would remove the texture and re-coat the parapet walls in silicone like the exterior walls. They show a lot of wear. The rest, the elevator lobbies and the unit walls, he suggests, be re-coated in the same acrylic material. The walls are relatively protected and thus show much less wear. Since they were re-coated several years ago, they would not need to be re-coated for several years.

He was asked about switching between acrylic and silicone. He replied that once you select silicone, you need to stay with silicone because the acrylic coatings will not adhere to the silicone coatings.

He was asked if silicone can be repaired. Yes, it can be repaired.

Kirk was asked about being able to assess the condition of the concrete without taking off the texture. He said that based on the sample he examined in repairing the leak into unit 908, he thought that there was a high probability of finding deficiencies if the texture is stripped. Water infiltration into the units can occur from cracks, delaminated texture and spalls. A spall is a structural defect, but that does not mean that the building will fall down if there is a spall. The spall on the 908 repair was about the size of his fist.

There is an adhesion issue when the texture does not adhere to the concrete. In the panel Ev-Air-Tight was working on, he estimated that out of a panel that is about 25 by 5 feet, about 5 to 8 feet of the texture was intact, but not attached. The overall total could be about 25% of the total. This is higher than the normal expected rate. While these areas could be located and repaired by “sounding,” that method will not locate all the delaminated texture. He noted that the 08 tier is on the southside of the building and that the north side of the building experiences worse weather. The concrete on the north side of the building probably will have more cracks and spalling.

Kirk was asked a number of questions by Dan Sheer (406). While removing the texture and re-coating with silicone is more expensive in the short run, its lifecycle expense is less expensive. With respect to the bonding between the coating and the texture, he was asked if silicone or acrylic would bond better. They will bond about the same. The walkways are coated in a different material. They get much heavier use — foot traffic, luggage racks and the like. They will be coated in a urethane product. What causes the silicone and acrylic to reach the end of their useful lives? Moisture and salts are the chief issues. Silicone is more resistant to these elements.

John Enkiri (605) asked about the balconies. The floors are treated differently from the sides and ceilings. The sides and ceiling are treated the same as the exterior walls, but the floors would be coated in urethane. The balconies would be included in the work.

The cost of the coating project depends on whether the texture is removed. There is a cost to removing it, plus the cost of repairing all the cracks and spalls that are found, applying the new texture and applying the new coating. The decision involves the amount of risk one can reasonably tolerate, that is, will something be missed? Or, how much will be missed?

Kirk’s recommendation is to remove the existing texture, repair all the cracks and spalls, re-apply the texture with a less coarse appearance than the present appearance but not completely smooth, and apply a silicone coating. The coating can be a different color. Another building chose a coral color but it faded.

**Adjournment** Mike thanked Kirk for his presentation and said that Kirk would be available to answer further questions on the deck at the building. He also announced that AT&T would be doing maintenance on its antenna next week and would be parking a crane in the parking lot.

Mike was asked if any special assessment for the coating project would be individualized per unit. No, he replied, the coating project is a common expense to be shared equally by all units.

On motion made by Howard Bradley (405), seconded and passed, the meeting was adjourned at 12:09 p.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer

Secretary