

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

February 9, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on February 9, 2026, at 7:01 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. A quorum was present.

The following unit owners were present: Bill Reinberg, Cindy Frederick, Ingrid Miller, Rosey Whittaker, Matthew Grill, Patty Brann, Chris & Helen Vallone and Kat Ilkhani.

Randy stated that the meeting was called to address several items. He welcomed the owners and opened the floor to comments and concerns. There were no comments or concerns expressed.

Minutes. Robert presented the draft minutes for the board meeting of January 21, 2026. The date of the spring owners meeting was corrected to April 25, 2026 on page 3. Robert moved and Ellen seconded that the minutes be approved as corrected. The motion passed on a voice vote without opposition.

Invoices. Mike presented two invoices for repairs to the water line in the soffit that broke during the cold weather. He moved and Robert seconded that the invoices for Coastal Construction in the amount of \$1,350 and for 5 Star Plumbing in the amount of \$8,022 be approved.

Mike presented the invoice from Ayres, Jenkins, Gordy & Almand, P.A., the condominium's attorney, in the amount of \$1,511.25. The fees were incurred in removing the wooden floor on a balcony. The owners objected to removing the wooden floor and retained an attorney to represent them in the matter. The wooden floor was installed in violation of Operating Policy 4-7 and needed to be removed so that work could be done on the balcony during the building coating project. The wooden floor was removed by Coastal Construction and the bill was charged back to the owners.

Ellen moved and Sheri seconded that the legal fees be charged back to the owners subject to the advice of the condominium's attorney. The motion passed on a voice vote with Bonnie voting against the motion.

Mike moved and Robert seconded that the invoice from Ayres, Jenkins, Gordy & Almand, P.A, in the amount of \$1,511.25 be paid from the Special Assessment Account. The motion passed on a voice vote with Bonnie voting against the motion.

Building Fees. Randy provided the background to the matter. The Building Fee was set at \$75 a week by the board when it submitted the 2026 Budget to the owners at the fall owners meeting. There was concern about the increase from \$50 to \$75 particularly for rentals of partial weeks. It was agreed that the Building Fee would be reconsidered by the board. The matter was discussed.

Ellen moved and Steve seconded that the 2026 Building Fee be \$75 for a full week (that is, from 5 to 7 days); \$50 for a partial week (that is, 3 or 4 days) except for Festival weekends; \$75 for Festival weekends (3 days); \$20 per day for an extended week (that is, 1 or 2 extra days; the per diem fee is in addition for the full week Building Fee); and \$20 per day for a second pass, if available. The Building Fee starts on May 15, 2026 and continues to October 10, 2026, provided the office is staffed on weekends.

The motion passed on a voice vote without opposition.

This year Oceans Calling is September 25 to 27 and Country Calling is October 2 to 3. Notice of the change will be send to all owners who will need to tell their renters and rental agents.

Water Damage Repairs. Advanced Solutions Company submitted a proposal to repair the damage caused by the hot water heater in 801 leaking. It was \$25,502.43. The mitigation expense was previously approved by the board. There is an additional proposal to repair upgrades and enhancements. Improvements and betterments are not the responsibility of the condominium association. The water heater was more than 30 years old. Water heaters have a useful life of 10 to 12 years. Operating Policy 4-5 requires that hot water heaters have a cutoff valve and that the valve be turned off whenever the unit is unoccupied for more than a week. It also provides that Unit owners are responsible for all damage done to their unit, other units, or the common elements due to leaking from their hot water heater or from their kitchen, bathroom, or laundry room plumbing and/or fixtures. The condominium's insurance company advised that the owner of 801 was responsible for \$10,000 of the deductible. The total deductible is \$25,000. The condominium's attorney advised that the owner was responsible for \$10,000 of the deductible but did not address whether the owner was responsible for the rest of the damages. He will address that when he returns. Shore Management said that the owners of 801 and 701 were satisfied with Advanced Solutions doing the work. The matter was discussed.

The hot water heater in 801 was the cause of the damage, not a result of the damage. If there had been no damage, the owner would have paid for a new hot water heater. Microwaves were not part of the condominium units when first sold by the developer and are improvements or betterments. Improvements and betterments are the unit owners' responsibility.

Robert moved and Sheri seconded that Advanced Solutions' proposal in the amount of \$25, 502.43 for repairs be approved, however, the cost of a new hot water heater and of any microwave not be paid by the condominium. The motion passed with six directors voting in favor; two against and one being absent. The directors voting in favor of the motion were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessener, and

Robert Mayer and Sheri Miller. Bonnie Medford and Ellen Schweiger voted against the motion. Mike Keenan was absent.

The question of whether the owner of 801 will be responsible for the entire loss will be addressed when the condominium's attorney reviews the matter.

Coating Project Change Orders. Robert reported that there were several change orders in process. One will address the Dens-Glass that will be required on tiers 01 and 08 and for one unit on 04. The unit price is \$440. At present the total will be \$11,000.

The second is enclosing conduit lines and pipes on the ground level. The cost will be \$6,800. The Antigua signage is the third change order. The cost will be \$8,100 to clean and repaint it. There are three other change orders in process. They are to increase the allowance for concrete repairs; paint the lobby; and establish the credit for the seven modified balconies.

Robert moved and Sheri seconded that the change orders for the Dens-Glass, the conduit and pipe enclosures and painting the Antigua signage be approved with an additional if \$440 per unit if additional units needing the Dens-Glass repair are found. The motion passed with eight directors voting in favor and one being absent. The directors voting in favor of the motion were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Ellen Schweiger and Sheri Miller. Mike Keenan was absent.

Elevator Codes. The elevators were modified last summer to include the ability to require a code before it goes to a floor. No code is needed to go to the lobby. The installation was finished and the owners were notified of the change but before the change became effective, the board postponed implementing it. The matter was further discussed. It was felt that it would be disruptive to implement it while the coating construction work and other contractor are working in units and that implementation would not provide significant additional security in the present circumstances. The matter will be addressed in the future.

Length of Meetings. The January 21, 2026 meeting was four and a half hours. Many felt that was too long and something should be done to make the meeting more efficient and effective. The Board Meeting Protocol can be tightened up. A second meeting could be held if there is a lot of business. A consent agenda can be created. Matters on the consent agenda could be approved with a single vote. If a director wanted to discuss a matter on the consent agenda, it would be removed from the consent agenda and placed on the regular agenda. The matters that would likely be on the consent agenda would be the approval of the minutes, the treasurer's report, approval of invoices, written committee reports and a written maintenance report. Other matters could be added as appropriate. The object is to dispose of routine, noncontroversial matters promptly and leave more time for considered discussion and decisions.

The matter was discussed and owner present were invited to comment. The owners and the board members would like to encourage transparency and discussion.

They would like to maintain meaningful owner input, but the meeting is a board meeting, not an open-ended discussion group of owners and directors.

It was decided to try the consent agenda at the next board meeting.

Adjournment

At the conclusion of the discussion, Robert moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary