

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

April 15, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Mike Falkner, treasurer, on Wednesday, April 15, 2026, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Randy Ditch was absent and Sheri arrived late. A quorum was present.

The following unit owners were present: Chris Groome, Wendy Atrokhov, Bill Reinberg, Rosey Whittaker, Ingrid Miller, Dennis Marsalek, Randy Cowan, Wanda Ditch, Steve Karlow, Sheridan Smith, Randee Baumohl, Don Brown, Earle Humphreys, Kat Ilkhani, Cindy Frederick, Mark Ricker, Chris & Helen Vallone, Jess Drake, Frances Cruz, Dan Crerand and Fred Schoenbrodt.

Owner Comments and Concerns

Mike Falkner welcomed the owners. Randy was traveling and Mike chaired the meeting. He opened the floor to owners for comments and concerns. An owner reported that there was a lot of water on the third floor after a heavy storm and that the water was going down the elevator shaft nearest the door. She described her interaction with a Resort to Us employee about cleaning up the remaining water. Cindy will be told of this incident. Mike noted that there is a test installation on the second floor to address the water issue.

Consent Agenda

The Consent Agenda was presented and owners were asked for any comments or questions. Owners asked about the copy of the blueprints that were made. They were last known to have been in the Antigua office. Mike Keenan and Robert will look into the matter.

An owner asked about the payments from the Reserve Account for the water damage from the unit 801 hot water heater leak. Mike stated the total loss was about \$30,000. The association's insurance policy has a \$25,000 deductible for water damage and the unit owner paid \$10,000. Large repairs such as these are not in the Operating Budget. There is a very small contingency fund in the budget which is not enough to pay for large, unexpected expenses such as this one. They need to be paid from the Reserve Account. Robert addressed the question of the owner's responsibility for the loss. The board spoke with Jim Almand, the association's regular attorney, and another attorney in Ocean City who also represents condominium associations. Both felt that the Maryland Condominium Act limits liability of condominium owners to \$10,000 for damage from losses coming from their unit. Neither knew of any appellate decision that extended liability beyond this. They were asked about a claim based on

negligence or a violation of condominium rules. While not ruling this out, neither was particularly supportive. The board has not made a final decision on this.

An owner also commented on the frozen water line in the soffit. In the past, there was a circulating pump that circulated water in the line to prevent freezing. Mike noted that there is equipment in the southside shop but it does not appear to be operable. Cindy is looking into the matter.

Robert reported that since the Consent Agenda was sent out, quotes were obtained for the installation of a spigot for a water line running from the pool filler spout to the fence. John Vickers quoted \$2,500 for the concrete and trench work and MGD Plumbing estimated the plumbing work not to exceed \$2,000. The irrigation proposal from Furst was approved last year with a not to exceed price of \$2,500.

No director asked that any item be removed from the Consent Agenda for further discussion during the meeting.

Robert moved and Mike seconded that the pool spigot and irrigation proposal on the Consent Agenda be amended to approve the concrete and plumbing work at a cost not to exceed \$4,500 and that:

- The minutes of the Board of Directors Meeting of March 18, 2026 be approved as submitted.
- The following invoices and proposals be approved:
 - Ev-Air payment application for March work in the amount of \$340,927.53, payable from the Special Assessment Account
 - ETC for March work in that amount of \$15,953.33, payable from the Special Assessment Account
 - Advanced Solutions for \$517.28 for an additional item in the 801/701 hot water leak, payable from Reserve Account
 - 5 Star Plumbing for \$828.00, payable from the Reserve Account for shower and hot water heater connections in the unit 104 bathroom for the 03/04 drain line repair
 - Advanced Solutions for \$400.00 from the Reserve Account for opening wall in unit 104 bathroom for access to 03/04 drain line repair
 - 5 Star Plumbing for \$8,820.00, payable from the Reserve Account for 03/04 drain line repair
 - Advanced Solutions for \$941.42, payable from the Reserve Account for mitigation of the first glycol leak in 1306
 - 5 Star Plumbing invoice for \$3,140.00, payable from the Reserve Account to repair the first leak in the glycol line in 1306

- That the following proposals be accepted:
 - Advanced Solutions proposal for \$10,024.24, payable from the Reserve Account for repairs from the second glycol leak in 1306
 - Coastal Construction proposal for trash and pool services for 2026-2027.
 - Resort to Us proposal in the amount of \$550.00 for algae removal on the rotunda walls
 - Pool spigot and irrigation proposals not to exceed \$4,500 for concrete and plumbing work
 - Proceed with repairing leak in pipe in domestic water room
- The following reports be received:
 - The Strategic Visioning Committee Report
 - The Property Maintenance Report
 - The Coating Project Report

The motion passed on a voice vote with Bonnie voting against.

President's Report

Mike Falkner reminded the owners that the building fee had increased. The lobby door will lock later now that the summer season is about to begin. Ellen noted that owners who rent should be sure to tell their renters or their rental agents of the increase so they are not surprised when they check in. So far, only half of the VRBO rentals show the new fee.

Treasurer's Report

Mike Falkner reported on the financials. With the Ev-Air and ETC invoices, it will be necessary to transfer funds from the Reserve Account to the Special Assessment Account. Next month's invoice from Ev-Air will likely be as large and it will be necessary to use funds presently in Treasury bills for the payment. The next set of Treasury bills will mature on April 28, 2026 and notice needs to be given so they do not automatically renew. The Treasury bills have a mature value of \$400,000. The use of the Reserve Fund and the Treasury bills was part of the plan to pay for the coating project.

Mike moved and Ellen seconded that \$190,000 be transferred from the Reserve Account to the Special Assessment Account and that \$400,000 of Treasury bills not be renewed on April 28, 2026 with the funds being deposited in the Reserve Account. After discussion, the motion was approved on a voice vote without opposition.

Old Business

Dryer Vent Duct Cleaning. Steve reported on the dryer vent duct cleaning. ChuteMaster was on the property and looked at the vents on the roof. They removed one turbine. There is a plastic pipe in the chase which appears to vent the sewer drain line. The work will take five days and they will need access to all units. If the lead from the dryer to the duct is plastic or

damaged, they will replace it at a cost of \$28 which will be charged back to the owner of the particular unit. The process uses a brush and compressed air to dislodge and suck out the accumulated lint. The work will be done in May. The cost is \$9,375.

Several owners stated that they had replaced their washer/dryers this year or had cleaned the vent line to the duct. They were concerned that the washer/dryers are in a very tight space and did not want them moved. ChuteMaster will be told about any unit like that. If ChuteMaster cannot move the dryer, it will access the vent through the dryer. It was suggested the pictures be taken before and after a dryer is moved. This will also be passed on to MasterChute.

Steve moved and Robert seconded that the proposal be accepted. The motion passed on a voice vote with Mike Keenan voting against it.

Sheri arrived at the meeting.

Generator Paint Proposals. Two proposals were received to paint the concrete and metal bases of the generator. Coastal Construction's proposal was for \$1,550 and Moore's for \$2,000. Robert moved and Mike Falkner seconded that Coastal Construction's proposal be accepted. The motion passed on a voice vote with no opposition.

Coating Report. Robert discussed the progress of the coating project. The units on the first 12 floors are scheduled to be completed by mid-May. The balconies are being worked on. The windows and doors will be sealed first. Then the soffits will receive a new coating. If there is a problem, it will be addressed before the new coating is applied. The decks will then receive a new coating. Again, if there is an issue with the balcony floor, it will be addressed before the new coating is applied. Finally, the balconies and walls will be painted. Owners cannot use their balconies until they are released by Ev-Air. This is a safety issue.

The units on the 13th floor are treated sequentially and will also be completed in mid- to late-May. The entire building and demobilization and clean-up are scheduled to be completed by May 20, 2026. All this is weather dependent.

There was significantly more concrete work than was anticipated. A change order to increase the quantity is being discussed with Ev-Air. No agreement has been reached on it. The harsh winter weather and the extra concrete work were the principal causes of the delays in the project.

The additional concrete work will cause a significant cost overrun. The total cost will not be known until all the parge is removed and the concrete inspected. The cost overrun will be around \$350,000. The Reserve Account will be depleted at the end of the project. When the final bills are paid, the board will review the projects that need to be done and how to replenish the Reserve Account. This will probably be in June or July.

There is an unknown and likely significant cost in repairing the 03/04 drain line which ruptured. It was corroded and had two blockages in it. The blockages were cleared and a video of the camera sent down the pipe was sent to Trinity in New Jersey for review. There are two solutions. One is to insert a sleeve. The other is to bypass the damaged pipe. Kirk Parsons favors the bypass because a sleeve may constrict the drain. We need to obtain more information, but need to act promptly.

Owners asked several questions about the soffit coating. The soffit and deck coatings are different materials than the silicone coating on the vertical walls. The different materials have different characteristics because of the different functions of the walls, soffits and decks.

There will be a punch list at the end of the project and owners should send any comments or questions about the finished work to the office so that the matters can be evaluated. We will also get a suggested maintenance program for the new coatings.

An owner asked about the black brackets that are holding up the Antigua sign. Kirk will be consulted on this matter.

An owner criticized the management of the coating project, its cost and the 03/04 drain line connection. Robert replied noting that all matters relating to the coating project were sent to all owners and discussed at the owners meetings and in open board meetings; that the board relied on the professional advice of Kirk Parsons of ETC; that the contract was sent out for bid; that three competitive bids were received; that Ev-Air's bid was \$21,745 less than the next lowest bid; and that there are contractor and manufacturers warranties. Estimates of the concrete work were made from three panels from which Ev-Air removed the existing parge, taking them down to the bare concrete. There was more concrete work than estimated. The 13th and 14th floors had more than their fair share of concrete work.

There will be work to be done as the project ends, including new signage, lights and cameras. The AT&T antennas will be installed near the end of April at the earliest.

Two proposals to paint the lobby were received, one from Coastal Construction and one from Moore Painting. Ev-Air was also asked for a proposal. Painting the lobby will complete the ground level work. The lobby will be painted the same color as the exterior. The parge will not be removed. New lighting and a new fan will be installed.

Property Maintenance Report

Robert supplemented the written Property Maintenance Report.

Pool and Pool Deck Work. The pool is being replastered. The demolish work was done. New coping stones were ordered and should arrive shortly. The work is scheduled for the week

of April 20th. The replastering should be done in enough time for Atlantic Pool to inspect all the pool operating equipment and open the pool for Memorial Day.

John Vickers submitted a quote for \$2,200 to repair various portions of the pool deck that are spalling. This will not correct the pooling of water on the southside of the pool deck. Two contractors said that the entire pool deck would need to be replaced to accomplish this. Both estimates were about \$100,000. Robert moved and Mike Falkner seconded that the Vickers' proposal be accepted. It passed on a voice vote without opposition.

Algae Removal on Rotunda Parapets. The Resort to Us proposal to clean the algae on the rotunda parapets for \$550.00 was discussed. Robert moved and Mike Falkner seconded that the proposal be accepted subject to a satisfactory test on one panel. The motion passed on a voice vote without opposition.

Wooden Deck Cleaning and Coating. Robert presented the RGR Custom Painting proposal to clean and seal the wood decks. The matter was discussed. RGR did the initial sealing in 2023 or 2024. Robert moved and Ellen seconded that the proposal be accepted. The motion passed on a voice vote with Bonnie voting against the motion. The work will be done after Ev-Air finishes its work and is off site.

Pet Rule Revision. The draft revision to the pet rule was presented by Bonnie. Seven written comments were received from owners. The written comments and the discussion principally concerned the weight limit on owner's dogs. After a vigorous discussion, Robert moved and Ellen seconded that the draft revision of the pet rule be amended to remove paragraph 13 (the weight limit for dogs) and be adopted. The motion passed on a voice vote with no opposition.

Pot Luck. Ellen was organizing the Pot Luck to follow the owners meeting reported. Because of the construction, no units are available to act as the venue for the event. The Pot Luck will be cancelled. It was suggested that a reception, happy hour or dinner at a restaurant might be an alternative.

Adjournment

Robert moved and Ellen seconded that the meeting be adjourned. The motion passed on a voice vote without objection. The meeting was adjourned at 9:30 p.m.

The next board meeting will be on Wednesday, May 20, 2026 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary