

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

September 2, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on September 2, 2025, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Bonnie Medford and Ellen Schweiger. Paul Kotula and Sheri Miller were absent. A quorum was present.

The following unit owners were present: Ingrid Miller, Dennis Marsalek, Chris and Helen Vallone, Cindy Frederick, Randee Baumohl and Don Brown.

Randy Ditch announced the purpose of the meeting was to consider AT&T's proposal to upgrade its antennas to 5G antennas. There was a conference call for owners and directors with AT&T's representatives on August 28, 2025 in the morning and with Guy Truedson and Terrance Myers of KCI in the afternoon. Randy briefly described the calls and the information from AT&T and KCI.

Mike Falkner described the history of the request. The first request was in December 2022 which was rejected. One issue was the safety of the owners and others who may be at the building. There have been several revised proposals since then, the last being the Trylon Drawings of June 25, 2025. He discussed the AT&T communications and the hiring of KCI as experts to advise the board. KCI designs antenna installations and advises about antennas and their emissions. They are independent from AT&T.

While safety is the first and most important consideration, Mike reported that the current lease payment is about \$4,152 a month or about \$50,000 per year. That is about \$40 per unit per month. There is a 3% per year escalator in the lease. The lease runs to January 2029. The Confirmation of Consent from AT&T is not a new lease. It allows the change in equipment but does not otherwise modify the lease agreement. He suggested that the Confirmation of Consent be amended to identify the drawings referred to in it.

Randy opened the floor for discussion. The emissions can be monitored with an RF meter which costs about \$50. Mike felt there should be more frequent reading at the beginning of the operation of the new antennas with designated spots from which the readings are taken and recorded in a log.

The work on the antennas is related to the coating work. Robert expects that the antennas will be down from October to December. No rent will be paid while the antennas are down. While Ev-Air had anticipated working on one wall at a time, AT&T indicated that they would only bring their crane in once and would remove everything together. The coordination

of work is left up to Ev-Air and AT&T. Communications from AT&T also indicated that they would not order new antennas until the Consent is signed. New antennas may take eight to ten weeks to order and arrive. It is possible to get the same antennas from other sites that are not using them and speed up the ordering time. Ev-Air estimates that it will finish its coating work at the end of December, weather permitting.

An owner asked if AT&T had provided any additional documentation. None has been supplied and Randy does not expect any more. One question, the acceptable power density level, was answered by KCI. The antennas are outward facing, that is, away from the building, pointed to the north, south and west. Guy described the emissions as traveling in a straight line. The antennas are higher than the roof, the 13th floor balconies and the units. They are not directed down to the ground.

Randy reiterated that safety was the first concern. If the installation is unsafe, we will forego the rental income.

Robert Mayer read through the AT&T request and report, the Trylon drawings, KCI's report and the FCC documents that were provided. He felt that they were consistent with each other. AT&T's were in line with the FCC documents and KCI's report. The injury to humans and animals is, from the FCC materials, a thermal injury, that is, the emissions heat the body beyond its ability to cool itself and thereby cause injury. Emissions with a power density of less than 1, are not harmful. The body can cool itself without injury at these levels. The FCC set a higher level for those working or coming in closer contact but limits the time they may be exposed to the emissions. Other remediations are fences, barriers and warning signs. KCI was of the opinion that the installation is a good, safe design and does not pose a danger to residents or others at the building. The antennas are on the top of the building. No one can walk in front of them. The documentation was consistent with this opinion.

At the conclusion of the discussion, Mike Falkner moved and Ellen Schweiger seconded that the Confirmation of Consent be approved with the addition of a reference to the particular Trylon drawings referred to, that is, the June 25, 2025, drawings. The motion passed with seven directors voting in favor, none opposed and two absent. Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Robert Mayer, Bonnie Medford and Ellen Schweiger voted in favor of the motion. No one voted against the motion. Paul Kotula and Sheri Miller were absent.

Mary was concerned the subcontractors have additional insured clauses. The Confirmation of Consent is not a new contract. Mike thought he had seen an additional insured clause in the lease but was not sure.

Adjournment

There being no further business, Robert moved and Ellen seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary