

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

February 12, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Mike Kennan, vice president, on February 12, 2025, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford, and Ellen Schweiger. Randy Ditch and Sheri Miller were absent. Bonnie Medford arrived late. A quorum was present.

The following unit owners were present: Robert Rosner (1007); Don Brown (103); Bill Reineberg (1107); Ingrid Miller (1302); Jane Preble (107); Mary Ellen Marsalek (408); Steven Hessenauer (1203); Steven Karlow (1204); Rosey Whittaker (302); Randee Baumohl (1102); Cindy Frederick (901); Wanda Ditch (706); Barbara McCollum (1303); Earle Humphreys (1008); Helen Vallone (904); Pat Haskins (306); and Patty Brann (301).

Purpose of Special Meeting

Mike stated that this was a special meeting to consider the matters on the agenda, principally the costs for the remediation and repairs caused by the waste line backup and the office restoration expenses to abate the mouse problem and clean up after the mice. Matters related to the Special Owners' Meeting scheduled for March 3, 2025 will be considered. There will be an executive session of the board at the end of the meeting to discuss a legal matter.

Owner Comments and Concerns

Bill Reineberg (1107) asked if a deadline had been set for painting unit doors. The board approved a contract with Shore Painting to paint the common doors and the benches in the elevator lobbies. While no deadline was set for painting the unit doors, it was the expectation that when the deadline was set, unit doors would need to be painted prior to Memorial Day. Ellen suggested that this information be sent to all owners. Mary Ellen Marsalek (408) suggested that it be a separate email from the Antigua Office.

Approval of Minutes

Robert presented the draft minutes for the Board of Directors Meeting of January 15, 2025. Deppe's contract provided for it to send a camera through the waste line that back-up. The camera broke when it came to a loop in the line. Ingrid Miller (1302) inquired whether the camera would be sent down again and whether there would be a further cost to do this. There is a proposal that will be discussed later in the meeting that would remove the loop. It is hoped that the plumber and Deppe can work together to send the camera down from that point while

the loop is removed and before the new pipe is installed so that Deppe will not have to start at the top again. Further expense for Deppe is not expected. It is anticipated that the rest of the camera inspection will be within the scope of the original contract. Ingrid Miller (1302) also asked what a “wye” is that is referred to RYT’s proposal. RYT is the plumbing company that will remove the loop. The “wye” is a joint where two pipes meet and is in the shape of the letter “Y”. “Wye” is just how RYT spells it.

Robert moved and Ellen seconded that the minutes be approved as presented. The motion passed on a voice vote. Mary abstained because she was not at the meeting. Mike Falkner abstained because he was not at the full meeting. After the vote, Kat stated that she voted against the motion.

Robert presented the draft minutes of the Board of Directors meeting held in executive session on February 4, 2025. Robert moved and Ellen seconded that the minutes be approved as presented and be released. The motion passed on a voice vote. Kat voted against the motion. Mike Falkner abstained because he was not at the meeting.

Steve Karlow (1204) asked if the abstentions were negative votes. Abstentions are not counted. They are neither votes in favor nor against a motion. They are the statement of the board member that the board member is not voting. On these voice votes, a majority of those voting is required for the motion to pass. This is determined without regard to the number of abstentions.

Maintenance Report

Mike Keenan presented several items for the board to consider.

Waste Line Backup Remediation and Repairs.

The first item was the proposal of RYT Plumbing to remove the loop in the waste line. The loop was a repair made years ago and the plumber saw no reason for it. This is where Deppe’s camera broke. The proposal is to remove the present plastic pipe that forms a loop and cut in a 5x4 inch wye. The cost is \$3,200, half for labor and half for materials. While the pipe is open, it is planned to flush the pipe to make sure that water flows and does not back up and to send Deppe’s camera down the pipe to inspect it.

Kat asked if our insurance agent had been notified of the incident. Mike Falkner said that the agent had not been notified but that he would do so. He noted that any insurance only covers the damages arising from the back-up and not the repairs to the pipe that we are making. Our policy has a \$25,000 deductible for this loss and we will probably not reach that amount.

Mary noted that the additional insured language will be added to the proposal.

Robert moved and Ellen seconded that the proposal be accepted with the addition of the named insured language. On a roll call vote, the motion passed with five voting in favor and

one against. The directors voting in favor were Mary Dischinger, Mike Falkner, Mike Keenan, Robert Mayer and Ellen Schweiger. Kat voted against the motion. Randy Ditch, Bonnie Medford and Sheri Miller were absent.

Mike presented the proposal from Advanced Solutions Company for the remediation of the second waste line backup and the repairs arising from it. Mary noted that the proposals needed the named insured language to be added. Mike K. move and Robert seconded that the two proposals, with the named insured language, be approved. The motion passed on a voice vote. Kat stated that she had voted against the motion.

Jane Preble (107) asked if the work on her unit would start this week. Mike Kennan did not have a schedule but would keep her informed.

Mike K. said that he wanted to be present when RYT Plumbing removed the loop and Deppe Brothers snaked the rest of the pipe. If he is unable to be there, another officer or owner will substitute for him.

Office Restoration (Mouse Infestation).

The work on the office restoration has started. The office was cleared out and all of the drywall was removed except behind the fire and security boxes. Several matters arose that require additional consideration. There were two groups to be considered: construction related and furnishing related.

Construction Matters Mike K. presented Advanced Solutions' proposals for additional construction work: upgrading the paint (\$40); installing five new LED wafer light fixtures (\$250); chemically treating the room surfaces to disinfect the surfaces (\$300); and sealing the walls with Kiltz (\$300). He also presented Atlantic Refrigeration's proposal to remove the HVAC and duct work (\$1,900).

The matters were robustly discussed. The paint will be upgraded to a more durable paint that that is more resilient to scuffs and bangs. Kat asked why we were replacing the can fixtures which had LED light bulbs in them. The cans were in the ceiling tiles. The wafers are much narrower and can, generally, be installed where we would like them. The cans are taller and have limitations. They cannot be located if there is a conflict with other matters in the ceiling.

Mike K. discussed the Atlantic Refrigeration proposal. There are numerous abandoned items in the ceiling. The HVAC unit servicing the office is in the ceiling. It is no longer used. It was replaced by a stand-alone unit. The duct work has been a major highway for the mice. It has been fouled by the mice and no longer serves a purpose. It is better to simply remove it and clean up the area above the ceiling. The removal was included in Advance Solutions proposal. Removal of the duct work in the two poolside bathrooms was also included. They will do that work. We will get a credit from Advanced Solutions as a result of the change. The change is necessary because the HVAC unit is part of the geothermal system. Atlantic

Refrigeration services our geothermal system. Advanced Solutions has not done geothermal work for us.

The costs of the individual items and the total costs were discussed. Photos have been and will be taken as the work progresses. Mike K. has taken a number of them.

Permits and compliance with the Americans with Disability Act were discussed. Advanced Solutions applied for and was granted a permit by Ocean City for the work on February 4, 2025. The work is described at "general repairs/replacement." The plan submitted was approved.

Bonnie Medford arrived at the meeting.

The chemicals used for the disinfection were discussed. The safety information will be obtained.

There was a robust discussion of the cause of the mouse problem, the need for the cleaning crew to clean up the mouse excrement in the bathrooms and whether any of this work was needed. The cleaning company, Resort to Us, cleans the bathrooms. The office staff monitors the bathrooms and, if there is a problem, follows up. Other owners said that the cleaning crews did clean the bathroom and removed all mouse excrement.

The drywall will be removed to within six inches of the fire and security boxes. The boxes will not be removed. ARK, the fire alarm vendor, recommended this rather than removing and re-installing the boxes. A recent alarm was not caused by the work in the office, but was from the fourth floor where the painter was sanding a door before he painted it.

The permit will be displayed while work is being done.

Mary moved and Ellen seconded that the paint upgrade be approved. The cost will be about \$40.00. On a voice vote, the motion passed. Kat and Bonnie voted against the motion.

Robert moved and Mary seconded that the five LED wafer fixtures be approved. The cost will be about \$250.00. On a voice vote, the motion passed. Kat and Bonnie voted against the motion.

Robert moved and Mary seconded that the Kiltz be approved. The cost will be about \$300.00. On a voice vote, the motion passed. Kat and Bonnie voted against the motion.

Mike K. moved and Ellen seconded that the Atlantic Refrigeration proposal be accepted. The cost will be \$3,200, with \$1,600 for materials and \$1,600 for labor. On a voice vote, the motion passed. Kat and Bonnie voted against the motion.

The chemical treatment to disinfect the office was carried over to the next board meeting.

Furnishing Matters The shiplap and laminate countertops were put over to the next board meeting.

A new computer was discussed. Maloney's proposal was for a new computer at a cost of \$907. They will install it and support it for \$149.00 an hour. The reasons for the new computer were its age, its reliability and that the computer's operating system, Windows 10, will not be supported further by Microsoft. For \$30, Kat advised the board, the support could be extended for one year. There was discussion of whether a less expensive computer could be purchased at Staples or Best Buy. An owner suggested Kat head up the computer search in light of her knowledge of computers and her husband's previous upgrading of the office computer.

The desk, filing cabinet and mail slots were also discussed.

All the furnishing matters were carried over to the next board meeting.

Contract Management Team Robert described a Contract Management Team to consist of three board members who would be empowered to approve small changes to the various contracts for the office restoration. The purpose is to avoid delay in waiting for the next board meeting or in calling a special meeting. The approach is to help the project reach a quicker completion. No action was taken on it.

Special Owners' Meeting

The board scheduled the owners' special meeting for March 3, 2025 via conference call. It was hoped that we could find a vendor to conduct electronic voting, but that does not seem likely. We need additional time to get the notices and ballots out. Robert suggested changing the date to March 10, 2025 at 7:00 p.m. Bill Reineberg (1107) asked how long the bid remained open. It remains open for 30 days. Kirk Parsons spoke with the bidders and they are all aware that the owners need to approve the special assessment and that it will take longer than that to obtain the approval. The need to move forward promptly was discussed in connection with having the special assessment on the agenda for the annual spring meeting which will be held on April 26, 2025.

Patty Brann (301) asked if the owners could consider reducing the size of the board of directors to five members. She may ask that her motion be put on the owners' meeting agenda. It must be done in advance of the meeting. It should be on the annual spring meeting, not the special meeting.

Robert moved and Mike Kennan seconded that the special meeting be moved to March 10, 2025 at 7:00 p.m. On a voice vote, the motion passed without opposition. The meeting will be held via telephone conference call.

Executive Session

Robert moved and Mike Kennan seconded that the board meet in executive session at the close of the meeting pursuant to Maryland Condominium Act §11-109.1(a)(3) for the purpose of

discussing a pending legal matter. The motion passed with seven directors voting in favor, none against, and two absent. The following directors voted in favor of the motion: Mary Dischinger, Mike Falkner, Kat Ilkhani, Mike Keenan, Robert Mayer, Bonnie Medford and Ellen Schweiger. Randy Ditch and Sheri Miller were absent.

The open meeting adjourned at 9:27 p.m. whereupon the board went into executive session.

Adjournment

At the conclusion of the executive session, Robert moved and Mike K. seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:40 p.m.

The next regular board meeting will be held on February 19, 2025, at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary