

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors (Executive Session)

October 15, 2025

The meeting of the Board of Directors of the Antigua Condominium Association, in Executive Session, was called to order by Randy Ditch, president, on October 15, 2025, at 10:40 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. There are two vacancies on the board. A quorum was present.

The executive session was held to consider two owners' accounts and a request for a waiver of late charges. Md. Condominium Act §§11-109.1(a)(8).

Overdue Special Assessment. A unit owner is in arrears in the payment of the first two fall special assessment installments. Mike spoke with the owner. Mike was satisfied that there was a real and significant hardship in paying the fall special assessment. The owner is agreeable to paying the special assessment at the rate of \$1,000 a month. He will keep his regular condominium fee current and will pay the late charges on the special assessment. He is current with the regular condominium fee.

Request for Waiver of Late Charge. A unit owner set up autopay from her bank, but it did not start properly. The first installment of the fall special assessment was late. The late charge was \$122.32. The payment was made and she is current on both her regular and special assessments. Mike moved and Sheri seconded that the late charge for the September 2025 installment of the special assessment in the amount of \$122.32 be waived. The motion passed with six directors in favor and none opposed. The directors in favor were Randy Ditch, Mike Falkner, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

Shopping Carts. The matter of the shopping carts was raised and discussed further. Robert moved and Sheri seconded that the shopping carts advertised on Facebook be purchased for \$10 each. The motion passed on a voice vote without objection.

Adjournment

At the conclusion of the executive session, 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 11:04 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary