

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

(Executive Session)

September 17, 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 September 18, 2025, at 9:55 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. A quorum was present.

The executive session was held to consider an owner's account and request for a waiver of late charges and to consider a legal matter. Md. Condominium Act §§11-109.1(a)(3) and (a)(8).

Owner Account. An owner requested waiver of late charges. The account was current through the February monthly payment but fell in arrears after that. It was substantially brought current in April but fell behind again until June when it was brought current except for late charges. As of September 1, 2025, it showed a balance due in the amount of \$4,159.40. The balance had not been paid as of September 15, 2025. It is possible that a payment was made but was not entered on QuickBooks as of September 17, 2025. The balance includes one installment of the fall special assessment and three monthly condominium fees.

The matter was discussed. Mike moved and Ellen seconded that the request for waiver of the late charges be denied. The motion passed on a voice vote with no opposition.

Van Camp Matter. Robert included in the director's package a copy of the Consent Order entered on August 29, 2025 and sent to counsel on September 2, 2025. The Antigua's witnesses were present at court and ready to testify. Before the case was called, the matter was settled. Erik S. Ange was ordered not to enter upon or be present at the Antigua Condominium or in unit 501 for any reason. Mr. Van Camp will continue to list his unit for sale. Counsel fees will not be recovered from the defendants.

ETC. Robert raised the matter of ETC's responsibility in rebidding the coating project. Robert renewed his prior discussion with Kirk Parsons. Kirk suggested meeting with the board to discuss it. It was agreed that Robert would set up a meeting for the board with ETC to discuss and attempt to resolve the matter.

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 10:10 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary