

Antigua Condominium Association

Minutes of the Special Owners Meeting

March 10, 2025

The special owners meeting of the Antigua Condominium Association was called to order by Randy Ditch, president, on March 10, 2025, at 7:07 p.m. The meeting was held via conference call.

Randy Ditch welcomed the owners and thanked them for taking time out of their schedules to attend the special owners meeting.

The notice of the meeting and the meeting documents were sent by email to all owners and mailed to eight owners on the list attached to the Certificate of Mailing on February 21, 2025,

The following directors were present via conference call: Mary Dischinger (606), Randy Ditch (706), Mike Falkner (305), Kat Ilkhani (1005), Mike Keenan (805), Robert Mayer (1303), Bonnie Medford (1202 & 1305), Sheri Miller (401) and Ellen Schweiger (803).

The following unit owners were present via conference call: Dan Crerand (1006); Pat Haskins (306); Dennis Marsalek (408); Randee Baumohl (1102); Jessica Drake (206); Steve Penyak (1205); Jayanthi Subramaniam (404); Cindy Frederick (901); Napoleon Marcelo (1307); Dan and Peggy Sheer (406); Ingrid Miller (1302); Kirstie Durr (604); Steve Hessenauer (1203); Paul Kotula (208); Barbara McCollum (1303); Rosey Whittaker (302); Leon Hasnain (1207); Beth Ebersole (1206); Robert Rosner (1007); Chris and Helen Vallone (904); Don Brown (103); Steve Karlow (1204); Patty Brann (301); Wanda Ditch (706); Karen Daly (303); Niki McFall (205); Tom Krath (506); Robert Fitzgerald (104); Sandy Schoenbrodt (207 & 505); Laurence Wiles (201); and Bill Reineberg (1107).

The following unit owners were present by proxy: Jane Preble (107); Charles Ziegler (202); Tish Musselman (304); Andrew Olson (402); Barbara and John Emden (403); Howard Bradley (405); Wayne Morris (601); Bob Saylor (602); John and Sharon Enkiri (605); Randy Hess (608); Kerry and Ken Leberherz (701); Mark Ricker (702); Elizabeth Pinto (703); Steve Cohen (707); Chad Newberry (708); Stan Ecton (801); Jon Thomas (802); Mary Ellen Fitzgerald (806); Mary Sue Snyder (807); Dan and Kelly Snyder (808); Ronald and Gina Scheaffer (902); Chris and Michelle Groome (903); Nancy Williford (905); Hugh Richmond (908); Robin Hoover (1002); Howard and Sandra Klohr (1004); Earle Humphries (1008); Timothy and Joyce Kelly (1101); Stephen Peroutka (1103); Susi Merson (1105); Leon Hasnain (1207); and John DeGraw (1306).

Guest present: Kirk Parsons, Engineering and Technical Consultants, Inc.

Randy announced that a quorum was present. The purpose of the meeting was to consider the special assessment to fund the coating contract. There are two parts to the special assessment, one for the base contract for the exterior work in the amount of \$13,232 per unit and one for the ground-level walls in the amount of \$2,000 per unit. The exterior work is the same as in the East Coast Contracting contract. The special assessment to fund that contract \$10,850 per unit which was approved by the

owners on May 4, 2024 at the spring owners meeting. This contract has an optional portion to treat the ground-level walls the same way as the exterior.

Randy introduced Kirk Parsons, the condominium's engineer on the project. Three bids were received. Ev-Air-Tight was the most competitive. Starting in the spring would give Ev-Air time to do some work and finish some areas. The work on the exterior is to remove the coating, repair the concrete as needed, apply a new parge coat and then a new silicone coating. The windows and doors will have the existing sealant removed and a new silicone sealant applied. The balconies are in the base contract. The soffits or ceilings are coated in a breathable coating. The decks or floors are coated with a different urethane coating. The ground-level walls are to be coated with a silicone coating. The alternative that can be elected is to treat them in the same manner at the exterior walls.

After Kirk's remarks, the floor was opened for questions.

Pat Haskins (306) asked a few questions. The date work would commence in the spring depends on the contractor and is to be determined. The work will stop before Memorial Day. The dates will be determined at an initial construction conference. The contract needs to be approved and signed and the contractor needs to be available before any work can be done.

Kirk cannot say why this Ev-Air bid was about \$300,000 lower than its previous bid. Factors Kirk feels that Ev-Air likely considered was their work load which may be lighter now than was previously anticipated. The balconies are now part of the contract and not a potential add on.

The unit allowance prices were different between the East Coast contract and the Ev-Air contract. The allowance categories and amounts were the same for all bidders so that all bidders were bidding on the same work. But the unit prices quoted differed from bidder to bidder. We only pay for the work that is done. For example, we will pay for the linear feet of concrete cracks that are repaired. It may be more or less than the allowance but the unit price will remain the same. The allowances do not need to be modified if the ground-level walls are included.

The differences in price for a spring start date and fall start date were discussed.

Patty Brann (301) asked about the start of construction in the fall. One factor favoring starting in October is that the pool is open until early October.

Ingrid Miller (1302) asked about the construction schedule and the ground-level walls. Kirk has had preliminary discussions with Ev-Air. They were thinking of putting up two swings in the spring. This would be helpful to them in that it would give them some experience on this project. On most projects, the first work is a bit slower as the job starts and the crews understand the work better and gain experience with the particular project. In the fall, there may be more swings, possibly four to six.

Kirk does not think that the ground-level walls need to be treated the same as the exterior of the building. He has not seen the same problems or extent of problems on the ground-level walls as on the exterior of the building. They are not protecting any interior space. There may be a difference in the finished texture, but he was not concerned about that on the two areas. Even though it is not necessary at this time, there is no harm in doing the work.

Kirstie Durr (604) raised the issue of several areas on the interior walkways that need repair especially at the elevator lobby. Randy noted that this work is not in the contract but it should be done and can be either as a change order or a separate project.

Randy thanked Kirk for attending the meeting and answering questions.

Randy asked for questions or comments on the proposed special assessments.

Pat Haskins (306) suggested that a smaller special assessment could be accomplished if an additional \$100,000 was withdrawn from the Reserve Fund and then repaid from the monthly contributions to the Reserve Fund and if the 10% contingency factored into the calculation was reduced to 5%.

Robert described how the special assessment was calculated. The year-end Reserve Fund balance should be close to the year-end Reserve Study balance. Everything over the year-end Reserve Study balance is available for the coating project. This is calculated by adding all expected income to the Reserve Fund — contributions from monthly condominium fees, interest income and the antenna income — to the January 1 Reserve Fund balance. Then all expenditures planned to be spent from the Reserve Fund for other projects were subtracted. The result is the year-end Reserve Fund balance. The difference between the Reserve Fund year-end balance and the Reserve Study year-end balance is what can be prudently withdrawn from the Reserve Fund. The same process was repeated for 2026. There is no source of funds to repay a withdrawal of an additional \$100,000 because all contributions have already been added into the calculation.

The 10% contingency fund is a standard amount. If we do not need it all, it can be refunded to the owners or a later installment can be delayed until the final bills are paid.

Robert moved and Mike Keenan seconded that there be a special assessment of \$13,232 for the base contract for the exterior work; and a second special assessment of \$2,000 for the ground-level walls.

Bonnie Medford asked about two votes, one for each special assessment. Robert agreed that the two special assessments were separate from each other and that an owner could vote in favor of one and against the other or in favor of both or against both. He suggested that when an owner voted, that they vote on each special assessment so that there would be one roll call vote rather than two. It would save some time. The matter was discussed. Pat Haskins (306) and Sheri Miller both voiced support for the method.

Kat thought that the vote was being rushed and should be delayed. Robert pointed out that this project started with Kat while she was president by asking Ev-Air for a quote for the job. Ev-Air provided it in a short email about May of 2023. We retained ETC as our engineer for the project that summer. The bid package was prepared by ETC and approved by the board. The bids went out and East Coast was selected. The owners approved a special assessment on May 4, 2024. The contract was reviewed at an open board meeting where it was approved. East Coast was unable to post its required bond. Kirk reviewed and revised the bidding package, basically by moving the balconies from an alternate addition to the base contract. The bid package which included the AIA contract and specifications was approved by the board in December 2024. The bids were returned at the end of January 2025. The board

selected Ev-Air. The matter is now before the owners to, once again, approve a special assessment to pay for the work. The work is the same in this contract as in the East Coast contract.

Randy called for the vote and Robert, the secretary, took a roll call vote. Three owners who owned a total of four units did not answer when their vote was requested. At the end of the roll call, Robert asked if there was anyone else who had not voted or if anyone had arrived late and wanted to vote. There were no further responses.

Robert and Mary Dischinger, the treasurer, independently tallied the votes as they were being taken and independently counted the votes. They then compared their results.

Robert announced the results. On the special assessment of \$13,232 for the base contract for the exterior work, there were 56 units in favor of the special assessment; 11 opposed; and 4 not voting. On the special assessment of \$2,000 for the additional work on the ground-level walls, there were 44 votes in favor of the special assessment; 20 opposed; 3 abstentions and 4 not voting.

Randy announced that both special assessments had passed. He thanked the owners for attending the meeting and their patience during the vote.

Mike Keenan moved and Robert seconded that the meeting be adjourned. The motion was passed on a voice vote. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary