

Antigua Condominium Association

Minutes of the Special Meeting of the Board of Directors

January 10, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Friday, January 10, 2025, at 7:01 p.m. The meeting was held via conference call. All the directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Kat Ilkhani, Mike Keenan and Robert Mayer. Bonnie Medford, Sheri Miller and Ellen Schweiger were not present. A quorum was present.

The following unit owners were present: Cindy Frederick (901); Ingrid Miller (1302); Steve Cohen (707); Tom Krach (506); Randee and Harry Baumohl (1102); Rosey Whittaker (302); Chris and Helen Vallone (904); Patty Brann (301); Steven Hessenauer (1203) and Fred Schoenbrodt (207 and 505).

Randy stated that the purpose of the meeting was to consider the request of two prospective bidders, Northern Construction and All State, for a test grind on the building to provide further information to them to assist in preparing their bids for the coating project. Ev-Air Tight, the third prospective bidder, has experience on the building doing prior repairs.

Robert further described the request. The area will be over the poolside bathrooms and be about 200 square feet each. The work should take about a day. They will do the grinding, clean up the area and paint the area they worked on. There will be a written agreement with each prospective bidder. A Certificate of Insurance will be required. The cold weather is actually one reason that they would like to do the test now. The cold weather precludes temperature sensitive work and they can make use of their crews that would otherwise be idle.

The matter was discussed further. There was a similar request during the first bidding process that the board did not act on. It was suggested that if contractors needed to do a test grind, they must not know what they are doing and should not bid on the job. Robert pointed out that the test was to find out how long it will take to remove the coating, how many hours it will take. This will permit a more accurate bid. In the absence of this information, it is likely that the contractors will overestimate the time it would take and quote a higher bid. If it is more difficult, the resulting bid will be higher, but more accurate in any event.

There will be a written agreement relating to the test grind and a requirement for a Certificate of Insurance.

Kat asked if East Coast Contracting had responded to the termination letter. We have had a communication from counsel which will be discussed at the executive session after our next meeting.

Robert moved and Mike Falkner and Mike Kennan both seconded that the test grind be authorized. On a voice vote, the motion passed. Kat announced that she voted against the motion.

Adjournment

Robert moved and Mike Keenan seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary