

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 21, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Thursday, May 21, 2026, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. Mike Keenan was absent. A quorum was present.

The following unit owners were present: Don Brown, Ingrid Miller, Randy Cowan, Dennis Marsalek, Bonnie Medford, Rosey Whittaker, Matt Grill, Napoleon Marcelo, Kat Ilkhani, Fred Schoenbrodt, Barbara McCollum, Patty Brann and Dan Crerand.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns. An owner asked about the copy of the building blueprints. Robert has a copy from the Town's website. The owner who prepared the first copy will be contacted about getting a second set.

Approval of Consent Agenda

No director requested that an item be removed from the Consent Agenda for further discussion. There were no owner comments or questions.

Randy moved and Robert seconded that:

The minutes of the Board of Directors Meeting of April 15, 2026 and April 25, 2026 be approved as submitted; that the minutes of May 1, 2026 and the redactions in the executive session portion be approved as submitted; and the redactions be released.

- The board reviewed the minutes of the Spring Owners Meeting of April 25, 2026 and did not suggest any changes.
- The Treasurer's Report be received.
- The following invoices be approved:
 - Ev-Air in the amount of \$236,984.40 be approved and be paid from the Special Assessment Account
 - ETC in the amount of \$16,682.05 be approved and be paid from the Special Assessment Account

Treasurer's Report

Mike Falkner supplemented the Treasurer's Report. The Special Assessment Account needs additional funding for Ev-Air's invoices and future invoices. It was always the plan to use the Reserve Account to pay for part of the coating project. It is now necessary to let the Treasury Bills mature and transfer funds to the Special Assessment Account.

Mike moved and Robert seconded that \$250,000 be transferred from the Reserve Account to the Special Assessment Account. The motion passed on a voice vote without opposition.

Mike moved and Robert seconded that the balance of the Treasury Bills not be reinvested at maturity and that \$400,000 of the expected \$440,000 maturity value be transferred from the Reserve Account to the Special Assessment Account. The motion passed on a voice vote without opposition.

Mike reported on the payment of the Special Assessment. All owners have paid the Special Assessment in full except three for a total outstanding balance of about \$25,000. They will be reviewed in the executive session at the end of the meeting.

President's Report

Randy welcomed Amy Gurtshaw as the summer office assistant. She has started work on May 11, 2026, and is doing very well. Mike Falkner picked up the free plants offered by Ocean City and planted them.

Coating Report

Robert submitted a written report on the status of the coating project. We are beginning to see the end of the project. As of May 17, 2026, the project was projected to be substantially finished by May 29, 2026, weather permitting. The balconies are still closed but will begin to open as the balconies and stacks are completed. There are several units with shutters that need to be re-installed. Some may have to be installed in June.

Owners asked about problems they saw with work on their balconies. Robert asked that they send him emails describing the matters. He will forward them to Ev-Air.

Maintenance Report

Robert submitted a written report on maintenance matters during the last month and gave a brief update. The largest item was the repair of the broken 03/04 drain line. The repair was completed. Trinity Subsurface installed a sleeve in the existing line.

5 Star Plumbing opened and closed the line at the clean out and above the first floor. Unit 104 was used for access to the drain line.

Cindy ordered a cleaning crew to clean up unit 104 after all the work was done in it. The hallway bath was used as the access point to the drain line and the shower was damaged when it was removed. Alex from Advanced Solutions is preparing a quote for the repairs. It will include repairing the chase and the bathroom. It is likely to be in the \$5,000 range.

Cindy is looking into the other drain lines. Trinity presented a proposal to check for blockages. They can also send a camera down the lines to examine their condition.

In the process of repairing the drain line, the toilets were turned off. The plumbers found that many valves were sticking or would not turn. Owners should be aware of this and replace them when possible.

There is a unit cut-off valve for the bathroom sides in the small storage area off the master bedrooms. Owners have built them out to be closets. Some are stuffed full for storage. Some of the valves themselves probably do not work. This is something to look into. The cutoff valves on the kitchen side are more difficult to reach. The valve turns off water to the units on both sides. On the bathroom side, each unit has its own cutoff valve. Each unit should have operable and accessible cutoff valves.

Shreve Plastering replastered the pool, installed new coping stone, lights, skimmers and ladders. The pool is filled. The pool fill was modified to add a spigot at the fence line. It will be used as an additional source of water and for the irrigation system for the pool area.

The hot water heaters were removed from the pool bathrooms. They will be replaced by small tankless electric hot water units installed under the sink in each bathroom.

MasterChute cleaned the dryer vents and lines. A report will be forthcoming from them.

All owners need to register their hot water heaters so their age can be monitored and water leaks minimized.

There is equipment to circulate warm water in the water line in the soffit in winter to avoid freezing. Shore Management will follow up on this after the work to ready the building for the season is done and the coating project is finished.

Old Business

AT&T Lease Extension. Mike Falkner reported on AT&T's request for an extension of the antenna lease. The original lease is for a five-year term with two options to renew. It was effective in January 2014 and expires in January 2029. The initial rent was \$36,000 a year with an annual 3% increase. The current rent is \$49,650

and will be about \$52,600 when the lease expires. The proposed extension reduces the rent to \$41,650 per year.

Mike recommended that we obtain additional information from people experienced in antenna rentals as to rental rates and any other considerations. Various suggestions were made and Mike will pursue them.

An owner expressed concern about the 5G antenna and the radiation that is emitted. These matters were raised and satisfactorily resolved when AT&T requested changing their antennas to 5G antennas. The board approved the change at its September 2, 2025 meeting and signed the Confirmation of Consent.

Railing Extensions. Robert reported on the designs for the railing extensions and the estimate of the cost to install them. Installation would be voluntary and the costs would be paid by the owners. Robert will prepare a report to be submitted to the owners. The owners will be polled to find out their concerns and preferences. A rule addressing the installation, maintenance and costs needs to be prepared.

Walkway Repairs. The top coating on the interior rotunda walkways on the second and third floors near the elevator lobbies is peeling. Robert spoke with Kirk Parsons about it. He suggested that the area be power washed to remove the peeling coating in those areas to reduce future peeling. This would be a temporary repair until the rotunda coating is done. Re-coating all the walkways will be part of that work.

The elevator lobby on the sixth floor was re-coated recently. It was expensive and the elevator lobby was closed for several days while the repair was made. The sense of the board was to make repairs that will last until the rotunda coating project. There are other areas that are not as bad and would probably not be done at this time. Randy will speak with Darrell Ramsey, the site superintendent for Ev-Air for the coating project, who is familiar with this type of work.

May 1, 2026 Minutes. Robert moved and Mike seconded that the redacted portions of the executive session of the May 1, 2026 minutes be released. The motion passed on a voice vote without objection.

Owner Question. An owner asked about the test project for the second floor elevator lobby. The automatic sliding doors are difficult to operate or no longer work. On the second floor, the moving door was removed and the stationary door was moved to the elevator side. For a good evaluation, we need both storms and people present at the building. There were not enough people at the building during the winter to report on the impact of the test. More information is expected during the summer when there are storms and more people present who can report on the effect of the change.

Executive Session

Robert moved and Ellen seconded that the board go into executive session to consider owner accounts. Md. Condominium Act §§11-109.1(a)(8). The motion passed

with all directors present voting in favor. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. Mike Keenan was absent.

The board went into executive session at 8:50 p.m.

Executive Session

Owner Special Assessment Accounts. Mike reported on three accounts the were in arrears in paying the Special Assessment. Two are on payment plans. One payment plan is current. The other is in default. The accounts were discussed. Mike moved and Robert seconded that the delinquent owner be given until June 10, 2026 to bring the payment plan current. In the event that the payment plan is not brought current by then, the matter will be referred to counsel for collection. The treasurer will write to the owner advising him of this. The motion passed with eight directors voting in favor, none opposed and one absent. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. Mike Keenan was absent.

The third owner has made no payment for the Special Assessment since December 2025. Mike notified him in accordance with the board's prior decision that unless the account was brought current by May 20, 2026 it would be referred to counsel for collection. The owner told Mike that he had mailed a check. It has not shown up on the financial reports. At Mike's suggestion, Robert moved and Sheri seconded that the treasurer ask the owner to verify that he mailed the check and, if he does so, that it must be received by the close of business on Tuesday, May 26, 2026. If he does not verify that he mailed the check or if it does not arrive timely, the matter will be referred to counsel for collection. The treasurer will advise the owner of the board's action. The motion passed with eight directors voting in favor, none opposed and one absent. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Sheri Miller, Ellen Schweiger and Dan Sheer. Mike Keenan was absent.

Owner Comment about Balcony Furniture. An owner complained about the absence of use of the balcony and the imminent arrival of renters. She threatened to put her balcony furniture on the rotunda walkway. The matter was discussed. The rotunda walkway is an emergency egress route. Putting the balcony furniture on it would impede egress. If it is placed on the walkway, it will be removed at the owner's expense and may be disposed of. Randy will advise her of this.

Construction. Randy noted that there were three units that were undergoing renovation. Cindy will be asked to remind them that construction work is not permitted during from Memorial Day to Labor Day.

Robert noted that there are four units that have shutters on their floors that need to be re-installed. East Coast Shutters will not be able to schedule them all before Memorial Day. They will install them in June and on weekends.

Adjournment

At the conclusion of the executive session, Ellen moved and Sheri seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:43 p.m.

The next board meeting will be on Thursday, June 18, 2026 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary