

## Antigua Condominium Association

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

July 16, 2025

The meeting of the Board of Directors of the Antigua Condominium Association meeting in executive session was called to order by Randy Ditch, president, on July 16, 2025, at 10:15 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Paul Kotula, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mary Dischinger and Mike Keenan were absent. A quorum was present.

The executive session was called to consider personnel reviews and owner accounts. Md. Condominium Act §§11-109.1(a)(1) and (a)(8).

Unit Delinquencies. There were three units with significant delinquencies. Mike Falkner spoke with one owner who said that he was sending a check. The other two are for \$2,440 and \$3,150. Both are basically for the spring special assessments. The established condominium fee collection policy will be followed: A third reminder will be sent which notifies the owner that the matter will be turned over to the board for further action if the delinquency is not cured. The third unit is on the market pursuant to the agreement with the condominium. The law suit is postponed to allow time for the sale. The status hearing will be August 22, 2025 if it is not sold. The marketing and listing price were discussed.

Personnel Reviews. Bonnie prepared a revised evaluation of the office staff. In light of the unusual work conditions during the Fourth of July week, giving a gift certificate to Jeff and Cathleen was discussed. This is not part of the performance review but is an appreciation for the difficulties and work during the Fourth of July week. Both professionally handled some difficult situations. The gift certificates are an acknowledgment of this and to raise morale. Robert moved and Ellen seconded that each be given a \$100 gift certificate. The motion passed on a voice vote with Bonnie voting against the motion. Sheri will pick a suitable restaurant and obtain the gift certificates.

Adjournment. Robert moved that the meeting be adjourned. The motion passed on a voice vote without objection. The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Robert Mayer  
Secretary