

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

November 19, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Wednesday, November 19, 2025, at 7:03 p.m. The meeting was held via conference call. The following directors were present: Randy Ditch, Mike Falkner, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent. There are two vacancies on the board. A quorum was present.

The following unit owners were present: Ingrid Miller, Steven Hessenauer, Robert Fitzgerald, Don Brown, Saeed Ashrafzdeh, Harry & Randee Baumohl, Steve Karlow, Bob Saylor, Mark Ricker, Chris & Helen Vallone, Patty Brann, Rosey Whittaker, Cindy Frederick, Kat Ilkhani, Jess Drake and Dan & Peggy Sheer.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns, requesting that any comments or concerns relating to matters on the agenda be held until the agenda item is considered.

An owner asked about the scheduling of the inspections for the bait stations. They were moved up a week this month. Randy will check with Cindy to confirm the schedule.

Approval of Minutes

Robert presented the draft minutes for the board meeting of August 11, 2025. He moved and Sheri seconded that the minutes be approved as submitted. The motion passed on a voice vote without opposition.

Robert presented the revised draft minutes for the board meeting of October 15, 2025. He moved and Ellen seconded that the minutes be approved as submitted. The motion passed on a voice vote without opposition.

Robert presented the draft minutes for the executive session of the board meeting of October 15, 2025. He moved and Sheri seconded that the minutes be approved as submitted and released. The motion passed on a voice vote without opposition.

Robert presented the draft minutes for the executive session of the board meeting of November 11, 2025. He moved and Sheri seconded that the minutes be approved as submitted and released. The motion passed on a voice vote without opposition.

Robert presented the draft minutes for the executive session of the board meeting of November 17, 2025. He moved and Ellen seconded that the minutes be approved as submitted and released. The motion passed on a voice vote without opposition.

The minutes of the Owners Meeting held on October 18, 2025 were reviewed. They will be submitted at the next owners meeting for approval.

President's Report

Randy addressed several matters in his President's Report.

Reserve Study The draft Reserve Study was received and sent to all owners for comment. No comments were received. Robert and Randy met with Craig Smith of Criterium-Harbor Engineers with questions and for clarifications. Craig submitted a revised draft which has not been thoroughly reviewed, but it appears that the Reserve Fund is pretty well funded for the next five years.

Pool Leak The pool was emptied. The skimmers and lights were caulked and the pipes pressured tested. The pool company is pretty sure that there are no leaks in the underground pipes or drainage lines. The pool will be filled and observed to see if there are any further leaks.

Door Painting All the common and units doors have been painted the new blue.

Mouse Inspections We have not gotten the detailed inspection reports that we would like. Cindy suggested creating a form that would show if there was any evidence of mice a unit. The form would be left on the counter so that owners would know that the pest control company was there and the results. A copy would be left in the office so we can develop a better picture of the progress. There can be an opt-out for those owners who do not want an inspection report left in their unit. We are looking for evidence of mice such as mouse droppings especially near the bait station and whether the bait has been nibbled or largely eaten.

Fire Marshal List The items on the Fire Marshal's list have been largely completed. Coastal Construction finished its work on the doors, door closers and trash chutes. The two fire doors are ordered and should arrive in mid- or late-December. Installation will be coordinated with Ev-Air's coating work. We need to order permanent signs.

Geothermal Leak 5 Star Plumbing and Atlantic Refrigeration completed their work on two geothermal vales that were leaking.

Windscreen Test The sliding glass doors on the first four floors are not operating well. We are looking into removing them and replacing them with glass windscreens. A trial will be done on the second floor. Cindy is looking into the permits that will be required. She walked through the project with the Fire Marshal who made several suggestions. The manner in which the glass will be anchored to the parapet needs to be determined and may well require an engineer's design and certification.

An owner asked for more information about the doors, whether the costs would be a maintenance expense or a capital expense, why they were not installed on all floors and whether there was a written report. Bonnie who has had a lot of history on this said that the issue is the rain that is sucked up the rotunda and onto the first four floors. It affects the operation of the elevators and leaves puddles in the elevator lobbies. The floors above the fourth floor are not affected and do not need the doors. The sliding glass doors were installed many years ago but have been a continual maintenance problem. We have been looking for alternatives and this is the one we think may work. But before we commit to the whole project, we will do a test on one floor to see if it works or whether we need to replace the doors and continue to maintain them.

Treasurer's Report

Mike Falkner reported on the financials. He reported on the receipt of the Special Assessment payments. They are all deposited into the Bank of Ocean City Operating Account with the regular condominium fees. The Special Assessment payments are then transferred to the Special Assessment account. There was a transfer of about \$196,000 in early November and a second one of about \$149,000 that is being processed. The current balance in the Special Assessment account is about \$726,000. After payment of Ev-Air Pay Application #4 that will be considered at this meeting, there will be about \$596,000 in the Special Assessment Account.

The balance in the Bank of Ocean City Operating Account will be about \$62,000 after the second transfer to the Special Assessment Account. Mike is concerned with maintaining a reasonable balance in the Operating Account to assure the prompt payment of all bills. The board decided at the October meeting to postpone payment of the October Reserve Fund payment of about \$17,000 so that a reasonable balance could be maintained. We expect about \$54,000 in monthly condominium fees each month and expect about \$20,000 in expenses in November. The problem is that the insurance bill is paid in August of each year. However, the funds to pay it come in each month meaning that the Operating Account is at its lowest level in the fall. The matter was discussed and it was decided that the October Reserve Fund payment would be postponed until December and that the November payment would be made.

Mike moved and Robert seconded that the October Reserve Fund payment be postponed to December. The motion passed on a voice vote without opposition.

Ev-Air Tight Payment Application #4 Mike presented Ev-Air Tight's Payment Application #4 in the amount of \$114,925.95. He moved and Robert seconded that the Payment Application be paid. The payment will be from the Special Assessment account. The motion was passed on a voice vote without opposition.

ETC Invoice Mike moved and Robert seconded that ETC's invoice in the amount of \$14,791.03 be paid. The motion was passed on a voice vote without opposition.

Shore Painting The final payment for Shore Painting for the common doors in the amount of \$4,200 was discussed. The work is completed. Mike moved and Robert seconded that the invoice in the amount of \$4,200 be paid from the Reserve Fund. The motion passed on a voice vote.

Coastal Construction Mike moved and Robert seconded that the invoice in the amount of \$2,400 be approved. The motion passed on a voice vote.

5 Star Plumbing — Geothermal Valve Repair Some repairs are significant and are not included in the budget. No funds are allocated for them in the Operating Account and they should be paid from the Reserve Account. Mike moved and Robert seconded that the 5 Star Plumbing invoice in the amount of \$5,760 for the repair of the geothermal valves be approved and be paid from the Reserve Account. Prior repairs to the geothermal system were also paid from the Reserve Account. The motion passed on a voice vote.

Coating Project Report

Robert reported that Ev-Air is on-site working on the building. They are progressing on the west wall, the ground-level walls and unit 1302. They have been slower on the eight residential stacks. They ran into more concrete work on 1302 than anticipated. The 13th and 14th floors are more exposed to weather conditions than the first twelve floors which has also slowed progress on 1302.

Randy reported on Ev-Air's request for additional compensation due to its unanticipated difficulty of removing the parge coating on the eight residential stacks. The scrapers that they used on the west wall on the ground-level walls in the spring are not as effective on the eight stacks. They have had to go to grinding the coating off which requires specialized grinding blades. They are using about two blades per man per day and they are expensive. As a result, Ev-Air requested a change order of about \$242,000. The board met, and after consulting with the condominium's attorney, rejected the request. Ev-Air came back with a new request asking for \$120,000. As an alternative, they suggested that we pay an additional \$85 per man-hour over the number they originally assumed. They expect an additional 1,296 hours. The board is not impressed with the alternative hourly proposal for a number of reasons. The hours are difficult to track and validate and it leaves the risk on the condominium for hours in excess of the expected 1,296.

In evaluating the proposals, the board considered the project and our concerns. The emphasis is on completion by the end of December or January; the impact on owners who rent if there are delays; and the quality of the work to be done. He did not foresee a problem with quality particularly with the monitoring of the work by ETC.

Randy sees possible responses to Ev-Air's request:

1. Accept the \$120,000 change order
2. Accept the alternative \$85 per man-hour change order

3. Reject the request, or
4. Negotiate a smaller change order payment.

The board needs to make a decision on the matter. Unless there is a need for a further special assessment which would require owner approval, the board will make the decision. Before the board makes a decision, the board would like the owners' input.

A robust discussion followed. The special assessment included a contingency amount and a payment from the Reserve Fund. There are allowances in the contract to repair cracks in the concrete and to make concrete repairs. If the cracks and repairs are less than the allowance, there will be additional funds not used. On the other hand, the contingency fund is there in case the cracks and concrete repairs are more extensive than anticipated. We will not know the extent of the cracks and concrete repairs until all the parge coating is removed.

There was discussion about the contract. It is a fixed cost contract with allowances for cracks and concrete repairs. It also provides that the contract price will be adjusted if there are concealed or unknown physical conditions that differ materially from those in the contract or from those conditions ordinarily found. Ev-Air worked on the building over more than 20 years. Most recently, it repaired leaks into six units. Three repairs required removing the parge coating to the concrete on half the panel of the unit. Kirk Parsons of ETC does not feel that those conditions have been met. Whether they have been met is a factual question which looks favorable to the condominium.

Considerations mentioned were whether Ev-Air would stop work; whether a new contractor would be needed to finish the job; the role of the bonding company; additional costs and expenses; the impact of delays on owners' enjoyment of their condominium units and owners' ability to rent their units which is important to many of them; mechanics liens and the impact on owners selling their units; the integrity of the building during any period while the work is stopped and the parge has been removed; Ev-Air's reputation; the risk tolerance of different owners; Ev-Air declining to participate in a further test of the removal of the parge coat before it submitted its bid as was requested by another bidder and performed by the other bidder; blame for the situation; owners who rent are not a majority and their concerns should not be considered; and the likelihood that there will be additional costs to the condominium however this is resolved.

Randy thanked the owners for their comments, concerns and opinions. He acknowledged the diversity and intensity of them. In summary, he felt that there was a consensus that the condominium had a strong contractual position to reject Ev-Air's requested change order; that there were many valid concerns; and that the matter needed to be resolved. The board will meet in executive session after the meeting to discuss the best route forward.

Old Business

Office Computer Randy discussed buying a new computer for the office. He reviewed the history of the issue. The present computer has been giving the office personnel difficulty for some time and Microsoft has terminated its support for Windows 10. In addition to the cost of the computer, it needs to be set-up. Programs and data need to be transferred. He asked the owners at the fall owners meeting if there were any owners who could and would do this, but there have been no volunteers. At the meeting several suggestions were made on purchasing and setting up. Randy followed them up and compared purchasing a computer from Best Buy and their services. The cost was about the same as quoted by Maloney Telecom, Inc. Maloney offers, in addition to the set-up, remote service for issues that may arise. They charge \$99 an hour, billable in quarter hour increments. The cost of the computer and set-up is \$907.55. Service is on an as-needed basis.

Randy moved and Mike seconded that the Maloney Telecom proposed for \$907.55 be accepted. On a voice vote, the motion passed without objection.

Board Vacancies Randy reported that four individuals had submitted their nominating information and were candidates for the two open seats. The four candidates were Harry Baumohl, Steve Hessenauer, Steve Karlow and Mark Ricker. He thanked each for their interest and for coming forward to serve on the board. Each gave a brief statement and Randy opened the floor to the owners for questions and comments. At the conclusion of the discussion, the board voted on the candidates. The results were:

Harry Baumohl	5
Steve Hessenauer	5
Steve Karlow	1
Mark Ricker	1

The directors voting for Harry Baumohl were Randy Ditch, Mike Falkner, Sheri Miller, Ellen Schweiger and Robert Mayer. The directors voting for Steve Hessenauer were Randy Ditch, Mike Falkner, Sheri Miller, Ellen Schweiger and Robert Mayer. The director voting for Steve Karlow was Bonnie Medford. The director voting for Mark Ricker was Bonnie Medford. Mike Keenan was absent.

The new directors were elected to complete the terms of the directors who resigned. One term expires in May 2026 and the other in May 2027. Randy stated that the board would vote on which director would fill the term expiring in May 2026 and the other director would fill the term expiring in May 2027. Harry Baumohl received four votes and Steve Hessenauer, one vote. There was one abstention and one absent. The directors voting for Harry Baumohl to fill the May 2026 seat were Bonnie Medford, Sheri Miller, Ellen Schweiger and Robert Mayer. Randy Ditch voted for Steve Hessenauer. Mike Falkner abstained. Mike Keenan was absent. Harry Baumohl was elected to complete the term ending in May 2026 and Steve Hessenauer was elected to fill the term ending in May 2027.

Randy welcomed the new board members to the board and thanked all the candidates who ran.

New Business

At the last owners meeting Harry Baumohl and Dan Sheer suggested forming a committee of owners to look to the future of the Antigua and make some long-term plans and suggestions. They submitted a written proposal for the committee. Harry spoke about it. The Visioning Committee would evaluate opportunities that strengthen owners' enjoyment of the property, enhance the long-term financial value and benefits of ownership, minimize costs of ownership, and enhance the public perception of the building.

The matter was discussed. Randy moved and Ellen seconded that the proposal be accepted and the Visioning Committee be formed with Harry as the chair. On a voice vote, the motion passed. Bonnie opposed the motion.

Executive Session

Robert moved and Ellen seconded that the board go into executive session to consider owner accounts and the Ev-Air contractual matter. Md. Condominium Act §§11-109.1(a)(3) and (a)(8). The motion passed with eight directors voting in favor. The directors voting in favor were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Mike Keenan was absent.

The board went into executive session at 9:52 p.m.

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 10:44 p.m.

The next board meeting will be on Wednesday, December 17, 2025 at 7:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary