

Antigua Condominium Association

Minutes of the 2025 Fall Owners Meeting

October 18, 2025

The 2025 Fall Owners Meeting of the Antigua Condominium Association was called to order by Randy Ditch, president, on October 18, 2025 at 9:30 a.m. at the Knights of Columbus, 9901 Coastal Highway, Ocean City, Maryland. The meeting was an in-person meeting.

Proof of Notice of the Meeting

Robert Mayer reported that he emailed the Notice of the Meeting to all members and also mailed notice to eight members on September 16, 2025. He reported that a quorum was present with 68 units present in person or by proxy.

There were 32 units present in person: Randy Cowan; Matthew Grill; Jessica Drake; Mike Falkner; John Andrews; Peggy & Dan Sheer; Dennis & MaryEllen Marsalek; Jerry & Patty Shumar; Carolyn Krach; Raymond Doviak; Wayne Morris; Randy & Mary Hess; Randy & Wanda Ditch; Ellen Schweiger; Mary Sue Snyder; Cindy Frederick; Chris & Helen Vallone; Marcella Roenneburg; Matthew Blevins & Kat Ilkhani; Dan Crerand; Earle Humphreys; Harry & Randee Baumohl; Susi Merson; Bill & Edwina Reinberg; Steven Hessenauer; Steve Karlow; Steve Penyak; Jim & Kathy Landicho; Ingrid Miller; Robert Mayer; and Bonnie Medford (two units).

There were 36 units present by proxy: Robert & Kathryn Fitzgerald; Linda Crouch; John Joseph; Fred Schoenbrodt (two units); Bill & Patty Brann; Rosann Whittaker; Patrick Musselman; Pat Haskins; Sheri Miller; Andrew Olson; Barbara Emden; Jayanthi Subramaniam; Howard Bradly; Robert Saylor; Dan & Kirstie Durr; John Enkiri; Mary Dischinger; Ken Lebherz; Susan Sharp; Stan & Pat Ecton; Jon Thomas; Mike Keenan; Mary Ellen Fitzgerald; Dan & Kelly Snyder; Chris Groome; Nancy Williford; Hugh Richmond; Cece Muneses; Robin Hoover; Howard Klohr; Timothy & Joyce Kelly; Beth Ebersole; Tom & Shannon Bray; John DeGraw; and Napoleon Marcelo.

President's Welcome and Report

Randy Ditch welcomed all of the owners and recognized Matt Brill, a new owner. He introduced the members of the board who were present — Randy Ditch, Mike Falkner, Robert Mayer, Bonnie Medford and Ellen Schweiger. He introduced Jeff Atkins who staffs the office year-round and Cindy Mooney of Shore Properties, the condominium's property manager.

Randy reported that Mary Dischinger and Paul Kotula had resigned from the board. Randy gave a warm appreciation for Mary's service on the board. She served as treasurer, a position in which she showed her careful attention to detail and consistent follow-up. She was always available to help on any project. She frequently helped prepare the budget when she was not treasurer. She helped plant the gardens and clean up the shops. Mary is selling her

unit. She will be missed. A big “Thank you” to Mary for all her work and her many contributions.

Paul served from May 2025 and in that short time contributed in many ways. He helped on many projects both before he was on the board and while on the board. As a resident owner, he helped with the contractors and was always available if there was a question. Thank you, Paul, for your many contributions.

Vacancies on the board are filled by the board. Anyone interested in filling one of the vacancies should submit his or her biographical information. The target dates are November 17, 2025 for receipt of the information so that the board can address the vacancies at its November 19, 2025 meeting. The new directors will complete the term remaining. Mary’s term expires with the 2026 Spring Owners Meeting and Paul’s expires with the 2027 Spring Owners Meeting.

The Lock Box Board was relocated to the pool fence while the coating work is being done. If the lock box is registered with the office, there will be a number on it that will help users find the right lock box.

The lobby door is broken and will be repaired shortly. The hours when it locks in the evening and unlocks in the morning will change when Daylight Savings Time changes. This year that will be November 2nd. It will lock for the night at 5:00 p.m. and unlock for the day at 7:00 a.m.

The mouse control program has started. The first monthly inspection was done and the second will be done shortly.

The 2026 Spring Owners meeting will be held on April 25, 2026 at the Elks Club.

Approval of Minutes of Owners’ Meetings

Robert Mayer presented the minutes of April 26, 2025 Spring Owners Meeting. There were no questions or comments. Robert Mayer moved and Dan Sheer seconded that the minutes of the April 26, 2025 Spring Owners Meeting be approved as submitted. The motion passed on a voice vote without opposition.

Treasurer’s Report and 2026 Budget

Mike Falkener presented the 2025 Tax Resolution. He moved and Peggy Sheer seconded that:

WHEREAS, Antigua Condominium Council of Unit Owners is a Maryland condominium association duly organized and existing under the laws of the State of Maryland; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of Antigua Condominium Council of Unit Owners:

RESOLVED, that any excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the year ended December 31, 2025, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

The motion passed on a voice vote without opposition.

Mike presented the proposed 2026 budget. He described the various line items and categories. The interest was higher for 2025 because of the delay in the commencement of the coating project. This left more money invested in Treasury bills than had been anticipated. In 2026, that money will have been spent so there will be less interest income next year.

The payroll is reduced because we did not hire pool attendants this year. While this category is less than in prior years, the work that the pool attendants did has been contracted out and the cost is now in the Service Contracts category.

Maintenance expenses are higher because of unexpected large maintenance demands. While there are maintenance contracts, the failures are due to the age of the equipment and infrastructure. There were major expenses with the geothermal system, plumbing issues and electrical repairs with the trash compactor. A Building Contingency line item was added in the amount of \$8,500 to help with this. While repairs are anticipated and included in the line items, it is not possible to know everything that will fail, when or the cost of the repairs. Funds cannot be budgeted to particular line items in these cases. The Building Contingency can be applied as needed. The major repair expenses that were not in the 2025 Operating Budget were more than the proposed Building Contingency.

There were increases in Service Contracts to replace the pool attendants and for the pest control contract. There was also an increase for taxes.

The new proposed condominium fee is \$555 with \$390 going to operations and \$165 going to fund the Reserve Fund. The condominium fee is in the mid-range of condominium fees in Ocean City. There are newer buildings. Some buildings have more amenities than the Antigua. One factor in setting the condominium fee is the age of the building. As it ages, additional maintenance is needed. It was noted that when the geothermal system was installed in the 1990's that it was estimated it would reduce electric bills by a third. We do not have a recent analysis of the savings.

The service contracts are reviewed annually. Many are in their first or second year.

The building fee was discussed. The proposed budget would raise the building fee renters pay from the current \$50 a week to \$75 a week. The estimated revenue will be \$35,000. The building fee helps defray the costs of maintenance. Enforcement of the building fee has reduced the number of people who park in the parking lot who do not pay the building fee. Daily inspections of the parking lot are made and cars without parking passes are listed on notices posted on the elevators. Repeat offenders are noted and further warned. There are few repeat offenders. Generally, the individuals register in the office or the cars do not appear again. Two cars towed in 2025, both because they blocked the dumpsters. Neither was owned by a unit owner or a renter. Concerns were raised about the increase in the building fee, that it would be higher than some buildings, that it could impact rentals and that owners who rent might have to pay part of the additional building fees. Alternatives were discussed such as lengthening the period when the building fee is collected, increasing it for festival weekends, and having a reduced building fee for rentals that are less than a full week. It was suggested that the budget be approved as submitted and that the board look at the alternatives to see if there is another way to maintain the budgeted \$35,000 estimated income.

Harry Baumohl expressed his appreciation for the work that the board does in maintaining the building which is about 50 years old. He suggested that a discussion group of owners be organized to discuss long-term planning for the building, the look and feel of the building, and a long-term vision. The group would look for the common denominator, not the lowest common denominator, in formulating a strategic plan. The Reserve Study can form a baseline, but there is more than the physical maintenance. There are also the aesthetic benefits. They can all have an economic impact on the value of the units and rental rates. Harry and Dan Sheer volunteers to organize and head the committee.

A motion was made and seconded to approve the proposed 2026 budget as submitted. The motion passed on a voice vote.

Randy reported that Windows 10 support had ended and that the office computer is old and in need of replacement. He asked if there was anyone who would be able to assist in setting up a new computer and transferring the data and programs to it. There were no volunteers. The matter was discussed with suggestions of alternative approaches to the transfer to a new computer.

Dan Sheer raised the question of beach replenishment. The recent storm caused a lot of erosion. The Army Corps of Engineers beach replenishment for 2025 was postponed. He suggested we investigate the matter to see what can be done through Ocean City.

The pet policy was discussed. Bonnie Medford headed a committee to review the existing pet policy and will present it to the board. The committee met and suggests limiting owners to two pets not exceeding 70 to 75 pounds; requiring registration in the office with

vaccine records and photographs; issuing a tag to be worn by dogs; and requiring all dogs be on a leash and under control. Grandfathering existing pets and curbing pets was discussed.

Coating Project

Robert reported on the coating project. Ev-Air's mobilization was slower than anticipated but all the climbing scaffolding is up and crews are working on all eight stacks at the same time. The fall work appears to be going well.

Safety is a very high priority. The goal is no injuries on the project — for owners, family members, friends and Ev-Air's workers. One concern is the debris that falls as the workers remove the existing coating. Work areas have been marked and overhead pedestrian protections erected. Everyone needs to stay out of the work zones. The pieces of the old coating that are removed can be large. Some are six to twelve inches long.

All balconies are closed to protect owners and others from looking over the balcony to see what is going on and getting hit by debris; from accidentally dropping items on workers below the balcony; and from debris landing on a balcony that someone may be on. All balconies will be blocked from the outside to secure them. There are 304 doors to block and Ev-Air has started this. If there is furniture or other items on the balconies, they need to be removed. Screen doors need to be left unlatched. While an inconvenience, it is a necessary safety precaution. There has been great cooperation from the owners. If any owner needs assistance, they should contact Cindy at Shore Management.

Adjournment

Dan Sheer moved and Ingrid Miller seconded that the meeting be adjourned. The motion passed on a voice vote without objections. The meeting was adjourned at 12:40 p.m.

Respectfully submitted,

/s/ Robert Mayer

Robert Mayer
Secretary