

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

February 25, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on Wednesday, February 25, 2026, at 7:02 p.m. The meeting was held via conference call. The following directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Sheri Miller and Ellen Schweiger. Bonnie Medford was absent. A quorum was present.

The following unit owners were present: Dennis Marsalek, Rosie Whittaker, Don Brown, Christine Keenan, Cindy Frederick, Bill Reinburg, Ingrid Miller, Chris & Helen Vallone, Steve Karlow, Chad Newberry, Patty Brann, Frances Cruz, Saeed Ashrafzadah, Kat Ilkhani, Pallavur Yegneswaran and Dan Crerand.

Owner Comments and Concerns

Randy welcomed the owners and discussed the new Consent Agenda format of the board meetings. He opened the floor for comments and concerns. Owners asked about the burst pipes during the recent cold weather and circulating heated water in cold temperatures. Insulation was added to the pipes that were repaired. There is some equipment in the south shop that may have been used to heat water in the ground level pipes in cold weather. However, it is not operational. The board will look into the water pipes in the soffit and ask Cindy to find out more about the equipment in the south shop and systems to heat and circulate water in the soffit pipes during cold weather.

There were several questions about the coating project. The final clean-up and demobilization date has been moved to May 22, 2026 with the first twelve floors scheduled to be completed in mid-April. East Coast Shutters will be able to schedule the installation of shutters when a tier is finished. Ev-Air will give us notice of when that happened. Robert and Randy will ask for more information on the clean-up and windows at the upcoming progress meeting.

An owner asked when the AT&T antennas may be re-installed. We do not have a date but the west wall will have to be finished, together with the interior and exterior of the water tower.

Consent Agenda

Randy presented the Consent Agenda. He asked if any director wanted an item removed or if there were comments. There were no requests to remove an item and no further comments. Randy moved and Ellen seconded that:

- The minutes of the Board of Directors Meeting of February 9, 2026 be approved as submitted.
- The following invoices be approved:
 - Ev-Air in the amount of \$252,165.78 payable from the Special Assessment Account
 - ETC in the amount of \$15,966.72 payable from the Special Assessment Account
- The Board of Directors Election Procedure for the 2026 Spring Meeting be approved and the Proxy & Ballot be approved in substantially the form submitted.
- The proposal of Danielle Bradshaw of DB Accounting Services, LLC to act as the Independent Party for the election of the members of the Board of Directors at the 2026 Spring Owners Meeting be approved.
- The 2026 Fall Owners Meeting be held on Octobrt 10, 2026 at the Elks Club, 13708 Sinepuxent Ave., Ocean City, MD.
- There be a pot luck in the afternoon after the Owners Meeting, if space is available. Ellen Schweiger will head up the event.
- ChuteMaster's proposal to clean the trash chute in the amount of \$1,495 be approved.
- Trinity Subsurface's proposal to camera the damaged waste line for \$1,200 be approved and be paid from the Reserve Account.
- The Antigua sign be painted Adriatic Sea in Satin Exterior Latitude from Sherwin-Williams.
- The Atlantic Refrigeration Geothermal Maintenance renewal proposal for an annual cost of \$28,923.

The motion passed without objection.

President's Report

Randy reported that the recent inspection of the mouse bait stations showed no evidence of mice in the units. There are inspections of the ground level areas twice a month. The last two showed evidence of mice. The prior inspection showed mouse activity in five of the eight rooms on the ground floor while the last showed activity in three of the eight rooms.

There was a significant snow storm during the last week. Shore Management had the parking lot plowed and the sidewalks shoveled. All was cleared promptly.

An Ev-Air construction worker was injured on the job. He lost the tip of one finger. He was wearing all required protective equipment. The glove got caught in the chuck of a power tool and twisted the tip of a finger off. He was taken to the hospital. OSHA was on-site to investigate the accident. It has not reported any safety violation.

Old Business

Coating Project Report

The Coating Project Report was included in the meeting package. An owner asked about bedroom windows being cleaned at the end of the job. The contract provides that Ev-Air will clean up at the end of the job. Robert and Randy will get more information at the next progress meeting. The owner also complimented Ev-Air's staff as being respectful and helpful to the owners.

Robert presented three draft change orders prepared by Kirk Parsons. If they are acceptable to the condominium, they will be presented to Ev-Air. The board approved three changes on February 9, 2026: Dens-Glass for \$11,000; enclosing conduits and pipes for \$6,800; and painting the Antigua sign for \$8,100. The additional change to be addressed are the balcony floor repairs (1302) for \$4,600; credit for the cost to repair broken glass for \$4,100; the increase in the allowance for vertical concrete repair for \$262,500 (an additional 2,500 square feet); and the increase in the allowance for routing and sealing cracks for \$18,000 (an additional 4,000 linear feet).

Robert moved and Ellen seconded that the additional changes be accepted. The motion passed on a voice vote without opposition.

Property Management Report

Pool Work. Cindy obtained three proposals to re-plaster the pool. They were from Atlantic Pools and Spas, Premier Pool Service and Shreve's Pool Plastering. Randy discussed the three proposals, the scope of work, cost and availability. Premier was the most expensive. Atlantic said that they may not be able to schedule the work in the spring. Atlantic provided the pool service during the last season. It repaired the pool leak. Shreve's does only pool construction and plastering. They are available and says it can complete it before the season begins. They have been in business for about 30 years and has done work for Shore's other condominium associations. The proposal was for \$52,100 which includes four LED light replacement, skimmer replacement and new ladders and handrail. There are various different designs and the price may vary depending on the design selected.

Shreve does not operate pools and does not repair pool decks.

Atlantic operates pools, includes the Antigua's last season, can review and repair the chemical feeder (if repairable) and other pool equipment and repair the pool deck.

Robert and Randy will ask whether there is a reason the pool should not be plastered while Ev-Air is working on the building. The pool plastering is included in the new Reserve Study. The Reserve Study projects the work to be done in 2027 and separates out various aspects of the pool maintenance. The contract prices are higher than those in the Reserve Study but there are sufficient funds in the Reserve Fund to undertake the project this spring.

Pool operations and repairing the deck can be separated from the plastering work and be done by different vendors. Cindy will be asked to obtain proposals for the deck work and to line up this season's pool operator.

Robert moved and Harry seconded that Shreve's Pool Plastering proposal in the amount of \$52,100, subject to adjustment from selecting particular materials. The motion passed with eight directors voting in favor, none opposed and one being absent. The directors voting in favor of the motion were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Sheri Miller and Ellen Schweiger. Bonnie Medford was absent.

Duct Cleaning. Cindy obtained three proposals to clean the dryer vent ducts. They were from Stanley Steemer, Dirty Ducts and ChuteMaster. Steve took the lead in evaluating the proposals. ChuteMaster was least expensive at \$7,740 and, like the other two, is a member of the National Association of Duct Cleaners. In addition to the fee, if it needs to replace a flexible duct line from a dryer to the chase there will be a charge of \$24 which will be paid by the condominium but charged to the unit involved. Plastic flexible ducts are no longer permitted and will be replaced with metal flexible ducts.

There was a discussion of what is in the chases. There were recollections that several years ago, a firm was hired to clean the chases but declined to do it because there were wires and waste lines in the chase as well. Cindy will be asked to work further with Steve to clarify what is in the chases and if ChuteMaster can do the work. The preference was for ChuteMaster.

Bathroom Renovations

Cindy is seeking proposals. If the work is done while Ev-Air is doing its coating, there will have to be co-ordination with Ev-Air, particularly with respect to the use of the men's bathroom.

Contract Renewals

Shore Management. Randy presented the renewal of Shore Management's contract. Cindy proposed increasing the annual fee from \$23,400 to \$31,200. Randy reviewed the increase. The contract was effective in March 2024. There was no increase when the contract renewed in 2025. The increase is actually an increase over two years. The new rate is still

competitive. The 2026 budget did not budget an increase. The potential for an increase needs to be taken into account in preparing next year's budget.

Sheri moved and Mike Keenan seconded that the contract be renewed at the new rate of \$31,200. The notion passed on a unanimous voice vote.

Resort to Us. Resort to Us has not asked for an increase in its rate, although it may do so until March 1st. A question was raised about whether Resort to Us would water the plants in the swimming pool area and whether an adjustment should be made for the change in the treatment of the dumpsters. It was decided that there were complimentary changes and as long as there is no request for a higher rate, it is better to leave the contract and its execution as it is.

Sheri moved and Steve seconded that the contract be allowed to renew automatically. On a voice vote, the motion passed without opposition.

Pet Policy. The matter was carried over to the March meeting.

Additional Comments

Website. Steve is the new webmaster. New owners should contact him to obtain access. He is open to suggestions to improve the website.

Board Election. A typographical omission was noted on the instructions for the Proxy/Ballot. It will be corrected. The question was asked about nominations from the floor and how effective they are. They are permitted by the bylaws but someone who does not submit a timely nomination will be at a disadvantage because he or she will not be listed on the ballot and many of the ballots are returned before the meeting.

Summer Help. Ellen will be advertising for the summer position and welcomes any referrals.

Executive Session

Robert moved and Sheri seconded that the board go into executive session to discuss the payment of the special assessment. Md. Code 11-109.1(a)(8) and communications with counsel. Md. Code 11-109.1(a)(3). The motion passed with eight directors voting in favor, none opposed and one being absent. The directors voting in favor of the motion were Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Sheri Miller and Ellen Schweiger. Bonnie Medford was absent.

The board went into executive session at 8:40 p.m.

Special Assessments. The board discussed the arrearages in the payment of the special assessment. All payments are not due. There were seven additional units in arrears. It was decided that in accordance with the Condominium Payment Procedure that the third notice be

sent to three unit owners. Two said that they had or were paying and there were questions to be answered on two.

Previously, the board turned one account over the counsel for collection. Notice of the intent to file a lien was sent and received by the owner. A lien will be filed within a week. All costs of collection will be assessed against and paid by the owner. The initial cost is about \$500. Two other owners are on payment plans. Both made their first payment. One failed to pay the monthly assessment which was a condition of the payment plan.

Owner Liability for Water Damage, Glycol Leaks and Enforcement of Rules.

Robert and Randy reported on their discussion with Jim Almand on unit owners' liability for damage caused to their unit, other units and the common elements and on unit owners' liability for attorney's fees incurred by the condominium in obtaining legal advice on enforcement or rules. It was decided that Robert and Harry have a further discussion with additional counsel on these matters.

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 9:22 p.m.

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

Respectfully submitted,

Robert Mayer
Secretary