

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

March 11, 2026

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on March 11, 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, Mike Keenan, Robert Mayer, Bonnie Medford and Ellen Schweiger. Sheri Miller was absent. A quorum was present.

The following unit owners were present: Chris Keenan, Randy Cowan, Rosie Whittaker, Ingrid Miller, Cindy Frederick, Bill Reineberg, Patty Brann, Kat Ilkhani, Chris & Helen Vallone and Beth Ebersole.

Owner Comments and Concerns

Randy welcomed the owners and opened the floor to comments and concerns. None were expressed.

Consent Agenda

Randy asked if there were any comments from the owners about the Consent Agenda or if any director wanted to remove an item. There were no comments or requests to remove an item.

Randy moved and Mike Keenan seconded that:

- The minutes of the Board of Directors Meeting of February 25, 2026 be approved as submitted.
- The following invoices be approved:
 - Ev-Air in the amount of \$76,903.20 payable from the Special Assessment Account
 - ETC in the amount of \$12,993.43 payable from the Special Assessment Account
 - ARK in the amount of \$4,921.90
- The Atlantic Pool Service Contract for 2026 at the cost of \$6,300 be approved.
- Atlantic Refrigerant's proposal for \$2,140 to drain and replace the glycol be approved.
- 5 Star Plumbing 5 Star Plumbing be retained to repair the leaks in the glycol lines.
- Advanced Solutions' Mitigation and Repair Proposals in the amounts of \$1,619.79 and \$3,892.04, respectively, be approved.

- Coastal Construction install the elevator lobby door test on one floor at a cost not to exceed \$1,500.
- The Antigua participate in Ocean City's Annual Bulk Pick-up on Saturday, March 28, 2026, providing that it does not interfere with the coating project.

The motion passed on a voice vote without objection.

Old Business

Office Staffing. Ellen reported that she placed an ad for the summer office position and received 16 responses. She forwarded three to Randy and Mike Falkner who have interviewed two of the candidates and will interview the third on Friday.

Shreve Pool Plastering. The board approved Shreve's proposal to replaster the pool at its February 25, 2026 meeting. The proposal was for \$52,100. Shreve and likely the other two bidders did not remove the pool cover in making their proposals but were able to measure the pool with the cover on it. When Shreve removed the pool cover, it found that the coping was poured concrete and 16 inches wide. The standard coping stone is 14 inches wide. Sixteen-inch stone is available but it costs more. Shreve requested an increase in the contract to include an additional \$2,500. Randy noted that even with the additional amount, Shreve was the lowest bidder. Dennis Shreve builds and replasters pools. He has been in business for about 30 years. He does not operate pools. Cindy is familiar with his work and recommends him. He is available to do the work before the pool will open this spring. The next highest bidder would likely not be able to do the work until the fall. An owner said there was a negative report from another association that used the next lowest bidder.

Randy moved and Mike Keenan seconded that the contract price be increased by \$2,500. The motion passed on a voice vote without opposition.

Adjournment

Robert moved and Mike Falkner seconded that the meeting be adjourned. The motion was passed on a voice vote. The meeting was adjourned at 7:19 p.m.

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

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary