

Antigua Condominium Association

Minutes of the Meeting of the Board of Directors

May 5, 2025

The meeting of the Board of Directors of the Antigua Condominium Association was called to order by Randy Ditch, president, on May 5, 2025, at 7:00 p.m. The meeting was held via conference call. The following directors were present: Mary Dischinger, Randy Ditch, Mike Falkner, Mike Keenan, Paul Kotula, Robert Mayer, Bonnie Medford, and Ellen Schweiger. Sheri Miller was not present. A quorum was present.

The following unit owners were present: Charles Ziegler (202); Robert Fitzgerald (806); Dan Snyder (808); Ingrid Miller (1302); Cindy Frederick (901); Kat Ilkhani (1005); Don Brown (103); Randee and Harry Baumohl (1102); Peggy Sheer (406); Chris Vallone (904); Barbara McCollum (1303); and Dennis Marsalek (408).

Guest: Kirk Parsons, ETC

Coating Contract

Randy opened the meeting saying that the principal purpose of the meeting was to discuss the coating contract and in particular the treatment of the concrete cracks. Robert presented his Coating Report that was included in the meeting package and then introduced Kirk Parsons of ETC who is the engineer on the project.

Kirk described the issue. Generally, hard surfaces should not be applied over softer material, in this case, parge over the sealant. It is like painting a balloon. The paint is relatively firm and the balloon is flexible. The paint will crack and peel off. The same will likely happen with the parge applied over the sealant. The original spec was to rout out cracks in excess of one-sixteenth of an inch, parge the concrete up to the routed crack, clean the routed crack and apply the sealant. The sealant would not be covered with parge. The issue is the finished look of the repair. It will be visible.

Kirk spoke with Larry Genovere, the president of Ev-Air, who suggested trying to cover the sealant with a tape and then parge over the sealant and tape. The tape adds some firmness to the repair. The method has merit.

Kirk described the samples that Ev-Air-Tight put up on the ground level walls. The first was installed used a concave tool to finish the sealant which was not covered with parge. This was very noticeable. The second was the same crack, but with the sealant applied with a flush tool so that the surface of the sealant was closer to the surface of the parge and less concave. It produced a better visual look than the deeper concave finish. Applying the tape and the parge over the tape would give a better look than not covering the sealant. He has used in on

other applications, particularly where a stucco finish was installed. He did not think there would be any negative or harm in using tape rather than simply parging over the sealant.

Tristan Keen, the vice president of Ev-Air who is in charge of the coating project for Ev-Air, raised the issue of whether the Dow warranty would be affected by covering the sealant. Kirk, in discussing the matter with Larry Genovere, said that Larry did not think that the warranty would be affected.

Kirk explained to the board and the owners present that Dow warrants the sealant from separating, fading and cracking. Ev-Air warrants the work itself, such as the parge debonding from the concrete. He will seek verification from Dow and Ev-Air that covering the sealant with tape and parge will not affect their warranties.

Cracks are hard to predict. The cracks on the ground level appear to be worse than the elevated floors. The ground level walls are probably moving somewhat. The other cracks may have developed as early as when the concrete was curing which is not uncommon. They appear to be stable.

Kirk said that there are two possible means to repair the cracks. One is to stay with the original specs but with a flush finish. The other is to cover the sealant with tape and then cover that with parge.

Owners and board members asked Kirk questions. Ev-Air repaired three leaks in October 2023. They routed the cracks, applied the sealant and covered the repair with parge. Ev-Air also repaired a leak in 103 the prior year. Kirk will take a closer look at the repairs and see how they have held up.

Ev-Air added some sand to the surface of the sealant on the sample that they did not cover the sealant with parge. Kirk thought that the sand made the repair more noticeable and did not recommend it. It is possible that Ev-Air's crews could modify this and improve the looks. The sand is different from what East Coast Construction wanted to do. They wanted to apply one coat of paint, broadcast the sand or another aggregate into the paint and then apply the second coat of paint. Dow would not state that their warranty would be effective if this method were used. Here, the sand is beneath the silicone paint. It would be added to the surface of the sealant and then covered with two coats of paint.

There are other materials available, but Kirk does not recommend them. They are hard materials and while they may bond well to the concrete in the cracks, the walls have shown where they want to crack and it is likely that repairing with a hard material will result in cracks reappearing in the same place between the hard repair material and the concrete. A flexible material like the sealant allows for some movement and for the expansion and contraction over the various seasons while minimizing the recurrence of the cracks. Parging over the sealant, with or without tape, could be used on the ground level walls. If a crack appears, it will not be the source of a water leak into an occupied space, that is, a unit. It is also easier and less

expensive to repair because no swing would be needed to be hung from the roof. Kirk did not think that there would be a significant increase in cost to use tape.

There were various opinions on how to proceed: proceed with the original method; proceed with the original method with a flush finish; and proceed with the tape method. It was also discussed that the ground level walls could be completed with the tape method and the west walls in the original method. Kirk felt that while there were cracks in the west walls, most were higher up and would be less visible if repaired with the original method. The ground level walls can be easily repaired from the ground and without using lifts or swings. They are the most visible.

Kirk said that Ev-Air is working on the west walls from top to bottom. They need to do some concrete repairs and rout the cracks before they begin parging. It is best, he said, that the parging be done altogether without starting and stopping. He thought that they needed a decision by later in the week and that a sample of the tape method could be finished by Wednesday or Thursday.

Kirk was asked to have Ev-Air make a sample for the tape.

Kirk left the meeting and the board and owners discussed the matter further. Owners and board members wanted to see the tape method to be sure it was not worse than without the tape. There was a request to see if we could get a map of the cracks in case future repairs are necessary. It might help with warranty matters. There was a question, if there were a repair, whether the whole panel would be painted or only a portion to with an attempt to blend in the repair to the prior work.

Randy announced that we would need another board meeting at the end of the week or on the weekend.

Pool Coating

Randy raised the condition of the pool deck. There are several delaminating areas in need of repair. He received an oral quote from John Vickers to repair them on a time and materials basis. The cost of materials was estimated to be under \$200 and the total job to be under \$1,500. This work is independent of the leak repair. The pool company felt that there were three possible sources for the leak. In descending likelihood of the cause, they are: the skimmer, the lights, the drain. It is unlikely that any concrete will need to be excavated to gain access to a pipe. The leak work will not interfere with the pool deck work.

Paul Kotula moved and Mike Keenan seconded that the quote be accepted. The motion was passed on a voice vote without opposition. Mary was not present for the vote. Randy will seek to obtain a written quote with the insurance clause, Certificate of Insurance and tax payer ID number for 1099s at the end of the year.

Atlantic Refrigeration proposal for office HVAC unit

Atlantic Refrigeration submitted two proposals. One was to reinstall the existing unit that was removed by another company. The cost was \$2,350. The second was to install a new unit at a cost of \$4,995. Kat Ilkhani (1005) noted that the existing unit had failed in 2023 while it was under warranty and that Atlantic Refrigeration had replaced the condenser, the control board and the fan blades and had cleaned it. The existing unit has a 12-year warranty from 2018, leaving about five years on the warranty. Atlantic Refrigeration does not warrant that the re-installed unit will work properly. If additional work is needed, it will add to the expense. This and the mouse problem were concerns. While there was no mouse damage in 2023, it was not known if there is new mouse damage since then or if there is mouse excrement residue. The new unit will have a 12-year warranty from installation, an extension of seven years over the existing unit.

Mike Keenan moved and Paul Kotula seconded that the proposal for installation of the new unit be approved. On a voice vote, the motion carried without opposition. The cost will be paid from the Reserve Account and the insurance clause will be added to the contract.

Atlantic Refrigeration Work

Randy noted that Atlantic Refrigeration would install the second geothermal pump on Thursday and that they were in the building doing the preventive maintenance on the HVAC units.

Adjournment

There being no further business, Randy Ditch moved and Paul Kotula seconded that the meeting be adjourned. The motion was passed on a voice vote without objection. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

/s/ Robert Mayer
Robert Mayer
Secretary