

On Jul 20, 2022, at 9:58 AM, Steve McAuliffe <[mcauliffe4antigua@gmail.com](mailto:mcauliffe4antigua@gmail.com)> wrote:

Greetings Antiguans...

I want to give you a quick update on the happenings in and around our magnificent building.

Those in town have likely noticed some activity on the roof. McEnany Roofing is making some maintenance repairs to the mansard structure and replacing missing or broken tiles. They were here in the spring making a few soffit replacements. Additionally, the south roof door is being replaced.

The first-floor breezeway gates leading to the loggia are looking poorly and we are currently having them electrostatically painted, along with a few repairs. They should look like new for our future get-togethers.

Speaking of get-togethers, we are excited that Karen Ferraro will be taking over as chair of the Social Committee... A big thanks to Terilyn Bloniarz for her tireless years of organizing fun times in the past. There are lots of exciting events forthcoming, including Antigua's 30th Anniversary celebration in January.

The annual summer palm tree trimming should begin within a couple of weeks. We do this in advance of the peak hurricane season period.

In advance of the high A/C usage months we had the vertical and horizontal condensate lines cleared to avoid any chance of drainage backup. This fall we will be clearing the kitchen drain lines.

In preparation for our Elevator Modernizations, a new required fire alarm panel is currently being installed. The BOD has engaged an elevator consulting firm to assist in identifying the scope of work necessary for the modernization. They will also solicit and review bids then present findings and recommendations to the board. Complete modernization should be completed by December 31, 2023.

The board agreed to engage in a financial Reserve Study to assist us in the proper budgeting of Antigua moving forward. We will also have State required engineering studies performed in the future. There will surely be additional requirements following the Legislature's new laws as a result of the Surfside condo event.

Steve McAuliffe, President  
Antigua at Dolphin Cay