

***LANTANA CONDOMINIUM ASSOCIATION, INC.***  
***BOARD OF DIRECTORS MEETING***

On Monday, June 18, 2018  
at 9:00 AM in the Clubhouse.

**Meeting Minutes**

**CALL TO ORDER:** The meeting was called to order at 9:02am.

**QUORUM:** Norma Hall, Kevin Shaw, Danny Humphress and David Flowers were present. Fay Iennaco, Terry Burton and Bonnie Rudolph were unable to attend and Van Moore was present representing APM.

**APPROVAL OF MAY 21, BOARD MEETING MINUTES:** Danny motioned to approve the minutes, Norma seconded the motion, all were in favor.

**TREASURER'S REPORT: KEVIN SHAW:** Kevin provided a summary of expenses.

**FINANCIAL UPDATE:**  
**MANAGERS REPORT:**

- **Building #1 & 2 elevator modernization:** APM will meeting with TK this week to check on materials for both buildings.
- **Roof inspection of all buildings:** Don Smith – All Florida
- **Clubhouse 2<sup>nd</sup> floor renovations:** Kevin provided an update on the flooring. The board will advise APM on painting.
- Roof repair -bldg. #1 roof- (lightning damage)

**Ratify ARC recommendation:**

- **sliders 1205:** Norma motioned to approve, Danny seconded the motion, all were in favor.

**NEW BUSINESS:**

- **Surveillance cameras presentation (Kevin):** Greg was on the phone to discuss the options for placement.
- **Rental/Ownership application process:** Danny reported on the ability for the association to require perspective buyers to participate in a criminal background check. Specific language to be discussed at the next meeting.
- **Back-up pool heater (Van Moore):** Van went over the summary of the heat pumps and the gas heat pumps, quote of \$3,850.00.
- **Landscape projects -cost of new replacement trees- Budget (Kevin):** We are over budget on the line item by a couple of thousand. The average cost per year is \$10,000. The board will make an allocation on the extra costs future budgets.

- **Hurricane Preparedness (Joan):** David and Bonnie updated and completed the plan. A copy of the plan will be emailed to the board for approval.
- **Donation: (Norma):** The board agreed that owners can present the idea to the board for review and approve on a case by case basis.
- **Review of violations and application of fines:** David motioned to fine unit 2304 \$100 for shutter box violation, motion failed. Danny motioned to fine \$25 per day, Kevin seconded the motion, all were in favor.

**OPEN FORUM:**

**ADJOURNMENT:** With no further business the meeting adjourned at 11:37am.