

LANTANA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
On Monday, August 12, 2019
9:00 AM in the Clubhouse.

Meeting Minutes

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

QUORUM: Norma Hall, Bonnie Rudolph were present, Doug Gibson and Danny Humphress present via telephone, Van Moore and Frank Bradley were present representing APM.

APPROVAL OF MINUTES- June 17: Norma motioned to approve the minutes from June 17th, Bonnie seconded the motion, all were in favor.

MANAGERS REPORT:

Stucco repair: Unit 2406 was completed last week and unit 4406 needs a lift to make repairs.

Timeline on 4 Common Area Door Replacement: Timeline is 3 weeks out, they will be meeting to confirm the specific doors.

Mansard Roof Repair: 4 to 6 weeks out.

Club House Kitchen Update: Kitchen will be completed this week. New tables & chairs will be delivered after August 21, 2019.

Balcony Lights: See Below

Balcony Painting: Balcony painting will be done in the next 6 weeks and window frames within the next 30 days.

FINANCIALS:

Van Moore- 1st Discussion of 2020 Budget: Van provided the proposed 2020 Budget.

Set up Unit Owner Meetings: Budget Committee Volunteers: Paul Mifsud, Lasel Edwards and Becky Roberts.

NEW BUSINESS:

Approval of ARC Sliders Recommendation – Unit 2404: Norma motioned to approve the sliders, Bonnie seconded the motion, all were in favor.

Approval of Price Rite Pool Service: Norma motioned to approve the Price Rite Service Contract, Bonnie seconded the motion, all were in favor.

Review of violations – impositions of fines: Danny motioned to impose \$25 fine and send to Due Process Committee for Acct #'s **Balcony Lights:** 31851, 31863, **AC Units:** Impose fine of \$100 per day, for Acct #'s 31864-, 31874, Norma seconded the motion, all were in favor.

Unauthorized Tenants – Acct # 31819: The board voted to send to the attorney for eviction, due to owner not sending proper rental profile/application for approval to board or Advanced Property Management before the tenants moved into the unit.

Maintenance Cart: Cart will be added to the 2020 Budget.

Discussion on Rules & Regulations RE: Guests: Norma motioned for Van to follow up with correct verbiage clarifying the Guest section of the Rules & Regulations, stating guest stay is 14 days per year, posting and informing the Association of unattended owner guest stay, Danny seconded the motion, all were in favor.

ADJOURNMENT: With no further business, Danny motioned to adjourn, Bonnie seconded the motion, all were in favor. The meeting adjourned at 10:56am.

OPEN FORUM: