

LANTANA CONDOMINIUM ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
On Monday, January 13, 2020
MEETING MINUTES (APPROVED)

CALL TO ORDER: The meeting was called to order at 9:01 am.

QUORUM: Norma Hall, Danny Humphries, Thomas Kenney, Doug Gibson and Bonnie Rudolph were in attendance. Cheryl Hall and Brett McDowell from OPM in attendance.

APPROVAL OF MINUTES: Danny **MOVED** to approve the November 11, 2019 meeting minutes with changes as well as the December 9, 2019 BOD Organizational meeting minutes, Doug **SECONDED** the motion, all were in favor, **MOTION** passed.

NEW BUSINESS:

Financial Report Update: Brett spoke about an overview he did of the budget, reserves and will be redoing the budget and will be amending it.

Manager's Report: Cheryl Hall from OPM stated the roof in bldg 3 had numerous slits and holes in it from a contractor pulling an AC unit across the roof. In addition, someone was using caulk to seal these which is the improper sealant. Cheryl also stated there was a problem with the modem in building 4 which affected the call box and elevator phone. They are the same phone line and the problem has been fixed. Walked the property with Tom, Doug and Larry from Zigmund to identify concrete issues throughout the association. Zigmund to provide proposal.

New Business:

Common Door Replacement: Doug stated there are 4 electrical room doors and 2 maintenance doors that need to be replaced. Doug **MOVED** to approve NTE \$10K, to be paid out of reserves, **SECONDED** by Tom, All in Favor, **MOTION** passed.

Stucco Repairs: Norma **MOVED** to approve the stucco repairs for \$1,250, **SECONDED** by Tom, All in Favor, **MOTION** passed.

Concrete Repairs: Discussion ensued regarding concrete repairs and Cheryl from OPM suggested using Keystone Engineering to determine the scope. Norma stated the BOD previously approved Carlos Alvarez as the association's GC. Upon further discussion, the BOD decided to go with the current scope. Tom **MOVED** to approve the scope, NTE \$15K, clubhouse and east side balconies, Clubhouse and owner balcony spalling, pending obtaining another proposal, **SECONDED** by Doug, YES, Tom, YES, Danny, NO, Norma. **MOTION** passed.

Painting Reserves: Doug **MOVED** Anchor Painting to paint all 96 balconies east side and end unit, some include walls and ceiling NTE \$65K, **SECONDED** by Tom, All in Favor, **MOTION** passed.

2020 Maintenance Projects: TABLED until new budget is completed.

Maintenance Items/Hours: Tom will provide priorities of maintenance items.

EV Charging Station: Ton drafted the policy and they are making changes. Once completed, this will require a legal review from the association's attorney.

ADJOURNMENT: Norma motioned to adjourn the meeting, Doug seconded the motion, all were in favor. The meeting was adjourned at 11:07 am.

OPEN FORUM: