

LANTANA CONDOMINIUM ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
On Monday, February 4, 2020

MEETING MINUTES

CALL TO ORDER: The meeting was called to order at 9:30 am.

QUORUM: Norma Hall, Daniel Humphress, Thomas Kenney, and Doug Gibson (by phone) were in attendance. Cheryl Hall and Brett McDowell from OPM were also present.

APPROVAL OF MINUTES: Daniel **MOVED** to approve the January 13, 2020 meeting minutes with changes as well as the December 9, 2019 BOD Organizational meeting minutes, Tom **SECONDED** the motion, all were in favor, **MOTION** passed.

NEW BUSINESS:

2020 Special Assessment: The BOD and Brett had an in-depth discussion regarding the pooled reserves, and which items can be taken out of reserves with a lower amount to be for a Special Assessment. There are two items that will be needed for a Special Assessment. The LOC (Line of Credit) with a current principal balance of \$130k will need to be paid off. In addition, the repair of the PT (post tension) cables on the balcony of unit 3201 will need to be paid in the amount of \$25k. The BOD will be holding a meeting for the Special Assessment in the amount of **\$1650** per owner in a couple of weeks. The Special Assessment amount will be due in 60 days. A meeting notice will be sent.

2020 Amended Budget: Tom **MOVED** to approve the amended 2020 budget, **SECONDED** by Norma, all in Favor, **MOTION** passed. The monthly assessment fees are \$595/month.

Zigmund Concrete Repairs: Tom stated all concrete repairs are completed, except for unit 3201 concrete and the garages. The garage work is on hold for further evaluation of the budget.

Anchor Painting: All balcony flooring will be painted. There are a few exceptions of some units for painting walls and ceilings. If owners request their walls and ceilings to be painted, they will need to contact Anchor Painting and pay for this work. Tom **MOVED** to restart the Anchor Painting contract for balcony floor painting with a few exemptions, **SECONDED** by Norma, all in Favor, **MOTION** passed.

3201 Deck Repair: Tom **MOVED** to approve, NTE \$25K PT Cable repairs, **SECONDED** by Danny, all in Favor, **MOTION** passed.

Irrigation System: TABLED waiting on proposal.

OLD BUSINESS:

Ratify Bldg. 3 elevator repairs: Norma **MOVED** to ratify approval of elevator card for \$2,659.00, **SECONDED** by Danny, all in Favor, **MOTION** passed.

ADJOURNMENT: Norma motioned to adjourn the meeting, Tom seconded the motion, all were in favor. The meeting was adjourned at 11:01 am.

OPEN FORUM: