

## Lantana Oceanfront Condominium Association Newsletter

May 29, 2020

The BOD Secretary is to issue periodic newsletters to the community of owners, for the purpose of open communication and transparency. Below is a mid-year report for the calendar year 2020:

**President (Doug Gibson):** The BOD has a lot of activities going on at any given time, as can be seen within this newsletter. We are also trying to make our financial statements more understandable and informative. The May BOD meeting was postponed until we get the results of the Building 3 VCS study. Most funding votes will depend on the VCS study outcome anyway. We will have a full agenda next month. We encourage everyone to attend and participate. Per Florida Statutes, a closed BOD meeting was held to discuss sensitive legal topics. No Lantana business issues were discussed, and any pertinent outcomes will be shared at the open BOD meeting in June.

Our current efforts are to improve our communication from the BOD to each owner. The current method has the BOD communicating from time to time with information provided to Tom Kenney, who then updates the Lantana Oceanfront website. We are pursuing an option where we use Oceanside Property Management to provide monthly financial reports, BOD meeting minutes and any communication along with contracts. OPM already has this information and can post monthly as items are approved. OPM has made communications much simpler with using the Lantana Contacts page, which is forwarded to OPM directly. No need for phone calls, just enter your request at [LantanaOceanfront.com](http://LantanaOceanfront.com)

We have some owners requesting to consider using Zoom for our BOD meetings even after the COVID19 restrictions are lifted.

Our two electric heat pumps that used to heat our pool have both failed and are not worth repairing in their corroded condition. During the summer months we will use the natural gas backup to heat the pool. Cheryl is securing proposals for electric and natural gas solutions. The gas units are much quieter than the electric units, which is important to our fellow owners whose units are located in close proximity to the pool. Equally important is the analysis of the overall cost to use gas or electric units to heat the pool. We will keep you informed of our cost analysis as we review our options.

Our BOD efforts will be to repair concrete areas that require only moderate repairs along with stucco and painting in a timely manner. Unless VCS reports a need for urgent major repairs, we will defer the major repairs until next year. We will seal the areas requiring new stucco and then paint ASAP.

We thank you for your support and positive comments as we work through 2020.

*Thank you,*

*DOUG*

**Treasurer (Lee Vernon):** We continue to review financials to provide useful data for all owners to clearly view our expenditures monthly. Our desire is to provide monthly financial reports on the Lantana website for all owners to have access at their leisure. Early next fall, we will conduct a detailed study of our budget for next year as well as a plan to improve our reserve funding, hopefully by operating fund expense savings where possible. We welcome ideas from all of you regarding cost saving opportunities as well as innovative improvement projects that are not costly. “We are all in this together” has been overused in recent months but is certainly appropriate regarding Lantana homeowners.

**Secretary (Tom Kenney): Other Topics of Interest (no particular order)**

- 1) **Turtle Season:** Lantana residents take the turtle season very seriously. Please remind guests to not approach any nesting turtles and to minimize light emanations from the units (no spotlights shining on the beaches, closing blinds, dimming lights etc.)
- 2) **Hurricane Season:** Starts June 1. Here are a few important preparatory items: All owners are to secure their roof-top AC units using wire straps, or the equivalent. Units that lack proper mounting or cordage are subject to fines and any damage to adjacent units (due to lack of proper mounting and/or straps) may become an insurance liability for the owners. Now is the time to test the shutters and get them repaired or replaced, if necessary.
- 3) **Irrigation System Update:** The BOD mapped out the irrigation system, which is divided into two segments (predominantly the northern buildings, and predominantly the southern buildings). See the attached irrigation zone map and the irrigation timings. The map is also posted on the Lantana website. Victor has agreed to repair minor issues like broken sprinkler heads. Both irrigation systems begin watering at 7:30 PM and continue one zone at a time until early morning - allowing the lawn and plant maintenance folks to work on the property while the sprinklers are off. Due to the timing of the irrigation, it is difficult to monitor the system’s operational status. If you see any issues with the irrigation system (not working, broken sprinkler heads, etc.) please report it, with the proper zone, to OPM. We have had a problem with someone turning off the South irrigation system on a regular basis. If you see this happening, please report it to the property management company.
- 4) **ADS Security Monitoring Statement:** Many owners require a recent statement, for their homeowner’s insurance, verifying that our security system is being monitored. The 2020 statement from ADS has been posted on the Lantana website.
- 5) **BOD Declarations of Certifications:** Each BOD director is required to read all the pertinent statutes, bylaws, policies, etc. and vow to abide by them. New BOD members have 90 days to complete this task. All other BOD members have completed this task, although some certifications have been lost in the transition from our previous property management company (APM). The official storage for these certifications is with OPM. However, copies of these declarations will be posted to the Lantana website. Currently posted are the President, Vice President and Secretary. The other certificates will be posted when available.
- 6) **Building 3 Concrete Study:** As noted with previous emails, VCS was contracted to study building 3 with respect to the health of its post tension (PT) cables and concrete. The study was completed on May 11, and we await the final report sometime in June. A

description of the study is posted on the website (Communications). The Board will share the results prior to pursuing any remedy (if needed). All other concrete repairs will be delayed until the study results are known, and many may require coordination with an engineer (to avoid damaging nearby PT cables). If any owners notice swollen and hollow-sounding areas on their balcony, they should notify OPM. It is important that we repair these before they become widespread.

- 7) **Door Painting:** Numerous new doors were installed at ground level in January and February. The stucco will be repaired, prior to painting. All doors will be sanded (for rust), coated with a rust conversion chemical, primed, and painted with high quality paint. Victor has already sanded and primed several garage person-entry doors. The BOD is working with Sherwin Williams to standardize on rust conversion coatings, and high-quality paint for all metal doors.
- 8) **Pool Gate Hinges and Latches:** The South pool gate hinges and latches have failed, and many times, the gate fails to close. This is a serious insurance issue - if someone were to get hurt at the pool. Additionally, the latches are easily defeated by using a credit card or thin object to unlatch the gate. Lastly, several people have climbed over the gate, moving the gate out of alignment, and preventing proper latching. New stainless-steel hinges and latches have been ordered. The hinges arrived on May 27. A new latch system is being used with a thick bar on the gate, engaging a locking latch on the side-support. Opening the new gate latches will require two hands going forward: One hand to unlock the latch on the side-support, and one hand to pull the gate open. Although moderately more inconvenient, it should be sturdier, and more difficult to defeat. The repairs for all three pool gates are expected to begin soon after the hinges arrive.
- 9) **Camera Security System:** Tom Kenney will support a committee of interested owners in creating an actionable plan for a camera security system, that can be considered for funding next year by the budget committee. A strawman plan will be posted on the Lantana website (Communications). If you are able, and willing, please inform OPM of your interest to join the committee. The strawman plan is by no-means a final solution, simply one of many possible starting points. It defines a set of five wireless cameras, two of which have WiFi range extension antennas, all sending day and night video to a DVR in the clubhouse. The goal is to enhance security by having records of all incoming vehicles (with license plate ID) and have facial recognition for all intruders. We also hope it will reduce insurance costs, but that needs to be verified. Of course, the difficulty is installing a broad coverage resilient system without major installation costs.
- 10) **Grass and Tree issues:** Several owners have noted dead grass and weeds on the lawn - despite our contract with a lawn service for fertilizer, weed killer and mowing. Per the above discussion, one reason is that our irrigation system was turned off for a significant time without anyone's knowledge. The BOD will meet with the pertinent service providers and discuss their statement of work vice the poor outcomes in certain areas. BOD members and OPM are considering purchasing grass plugs, to fill in areas that lack grass altogether. Plugs typically proliferate if they are planted in good soil and are watered. If that fails, we will have to consider sod (again in next year's budget). More to come in this area. There are also multiple palm trees (and possibly shrubs) missing from the property. A survey of missing palms was conducted, and a draft map will be posted on the Lantana website (Communications). Due to the cost of palm trees, and a need to understand why they no longer exist, replacement will have to be part of a budget committee and BOD discussion for 2021.

- 11) **Architectural Review Committee (ARC):** The ARC provides an invaluable service that maintains the “as-designed” nature of our beautiful buildings. All owners are reminded to submit plans for approval to the ARC, **before** making any purchases or contracting any services for things like windows, doors, sliding doors, exterior light fixtures, hurricane shutters, or interior structural remodeling. Sadly, some owners purchased and even began installing items (like windows) and had to be issued stop work orders because the “as-designed” criteria were not met. For example, window or sliding door tint color must match the as-designed specification for Lantana. The ARC approval form is located on the Lantana website (Forms). Details of your plans, and specifications are a required part of your ARC approval form. If you see neighbors doing any remodeling, please remind them of the need to include ARC approval. The ARC is always looking for volunteers to help with this important service. If you have an eye for detail, please consider offering your service to our community.
- 12) **Welcoming Committee:** We are looking for volunteers to participate on our welcoming committee. This is an important service that is often the first impression of our beautiful and welcoming community. They also provide important local information for new residents to our area. Lastly, they help new owners access our website and Facebook page and make them aware of our important rules and regulations, bylaws, statutes, policies, and committees. Many new owners plan a renovation, and do not know about the ARC review requirement. Please consider offering your service to this neighborly and informative committee.
- 13) **Beautification Committee:** We are looking for volunteers to participate on our beautification committee. Items like entry gardens, grass issues, trees and shrubs, and others, require that plans be put forth to next year’s budget committee for consideration. The BOD cannot make financial commitments at this time, but all reasonable plans will be considered.
- 14) **Painting the trim on unit entry door frames:** The BOD inspected the door frames for every apartment’s entry. Approximately 66 frames need painting, and some of those need caulking as well. We have a quote from Anchor Painting for \$55/door, and \$75/door if caulking is needed. The BOD is pursuing other alternatives - hopefully less costly. The BOD is also considering standardizing on a Sherwin Williams paint that will last. This project was put on-hold at the last BOD meeting, pending available funds after the hurricane season.
- 15) **Clubhouse and Pool re-opening:** The pool area has remained open throughout the COVID-19 pandemic. However, some of the furniture was move into the upper level of the clubhouse. As of this writing, the Governor has still asked that social distancing measures be honored. More furniture and lounge chairs have been moved into the pool area, and the clubhouse is now open. Please note that neither the furniture, nor the clubhouse facilities are sanitized on a regular basis. We ask all residents and guests to honor the posted notices, and the social distancing guideline of at least 6 feet. Please limit your stay in the pool area to a reasonable period of time so that others can use the facility as well.

South Buildings				
Spray Region	Spray Start	Spray Duration	Proposed Start	Proposed Duration
1S	7:30 PM	0:30	7:30 PM	0:30
2S	8:00 PM	1:00	8:00 PM	0:45
3S	9:00 PM	0:30	8:45 PM	0:45
4S	9:30 PM	0:30	9:30 PM	0:45
5S	10:00 PM	1:00	10:15 PM	0:45
6S	11:00 PM	0:30	11:00 PM	0:45
7S	11:30 PM	1:00	11:45 PM	1:15
8S	12:30 AM	0:45	1:00 AM	0:45
9S	1:15 AM	0:30	1:45 AM	0:45
10S	1:45 AM	1:00	2:30 AM	0:45
11S	2:45 AM	1:00	3:15 AM	0:45
12S	3:45 AM	0:30	4:00 AM	0:45
13S	4:15 AM	0:30	4:45 AM	0:45

North Buildings				
Spray Region	Spray Start	Spray Duration	Proposed Start	Proposed Duration
1N	7:30 PM	0:30	7:30 PM	0:30
2N	8:00 PM	0:40	8:00 PM	0:45
3N	8:40 PM	1:00	8:45 PM	0:45
4N	9:40 PM	0:45	9:30 PM	0:45
5N	10:25 PM	1:15	10:15 PM	0:45
6N	11:40 PM	1:15	11:00 PM	0:45
7N	12:55 AM	1:15	11:45 PM	0:45
8N	2:10 AM	0:30	12:30 AM	0:45
9N	2:40 AM	0:30	1:15 AM	0:45
10N	3:10 AM	0:45	2:00 AM	0:45
11N	3:55 AM	0:45	2:45 AM	1:15
12N	4:40 AM	0:45	4:00 AM	0:45
13N	5:25 AM	0:45	4:45 AM	0:45

Lantana Irrigation System (Not To Scale)

