

LANTANA CONDOMINIUM ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
On Monday, April 20, 2020

BOD MEETING MINUTES (APPROVED)

CALL TO ORDER: The meeting was called to order at 9:00 am.

QUORUM: Daniel Humphress, Thomas Kenney, Lee Vernon, and Doug Gibson were in attendance. Cheryl Hall from OPM were also present via Zoom.

APPROVAL OF BOD MEETING MINUTES FROM 3/9/20. Tom **MOVED** to approve, **SECONDED** by Lee, All in Favor, **MOTION** passed.

APPROVAL OF SPECIAL ASSESSMENT MEETING MINUTES FROM 3/9/20. Tom **MOVED** to **TABLE** the approval of the minutes from this meeting because they need to contain the amount and when it is due.

Financial Report: Lee stated there are several items that need to be reclassified: General Maint repairs of \$92,243 for Anchor Painting & Door Gallery needs to be charged against reserves. \$12,815 of that to reclassify as maintenance labor, \$108K total.

OLD BUSINESS:

3201 Balcony Repair: The BOD discussed the balcony repairs and the estimate and choose Sunny Concrete. the VCS PTCE test for \$11,772.00. The PTCE test needs to be done and what VCS determines will decide on how to move forward with the repair. Lee **MOVED** to approve VCS proposal, **SECONDED** by Tom to be paid out of reserves, All in Favor, **MOTION** passed.

Roof Cleaning: Cheryl from OPM received two proposals to clean all four roofs. All FL Urethane submitted their proposal of \$20K, GP Pressure Cleaning submitted their proposal for \$2K. Cheryl stated the roof cleaning is needed to maintain the roof warranty. Doug stated Barry Ranew recommends yearly cleaning to maintain the roof warranty. This item was **TABELED** until the next BOD meeting. This was deferred pending other options, and later in the year aligned to when drone-based roof inspections occur

Ratify McConkey Proposals: Two proposals were received from McConkey, one for \$498, the other for \$1398 for work on the fire suppression system that required immediate repairs. Tom **MOVED** to ratify and approve, **SECONDED** by Lee, All in Favor, **MOTION** passed.

Ratify ASG: The BOD received a proposal for repairs to the Generator for \$1,814.00. Tom **MOVED** to ratify and approve, **SECONDED** by Doug, all in Favor, **MOTION** passed.

Irrigation Maintenance Proposal: The BOD received an irrigation maintenance proposal from Blue H2O. The proposal needs to reflect quarterly, not monthly inspections. Cheryl from OPM to obtain additional proposals. This item is **TABELED** until the next BOD meeting.

NEW BUSINESS:

Board Re-Organization: Doug stated he is stepping down as Treasurer but will remain Director. Tom nominated Lee as Treasurer, **SECONDED** by Doug, All in Favor, **MOTION** passed.

Lee **MOVED** to nominate Tom Kenney as Secretary, **SECONDED** by Doug, All in Favor, **MOTION** passed.

Lee **MOVED** to remove Norma Hall as President, **SECONDED** by Tom. **Vote:** Lee – Yes, Doug – Yes, Tom – Yes, Danny – No. **MOTION** passed.

Lee **MOVED** to nominate Doug Gibson as President, **SECONDED** by Tom. **Vote:** Lee – Yes, Doug – Yes, Tom – Yes, Danny – No. **MOTION** passed.

CONSIDERATION OF STUCCO REPAIRS: There are 6 doors that require stucco repairs. Tom **MOVED** to approve the Zigmund proposal for \$1K for stucco repairs, to be paid out of reserves, **SECONDED** by Lee, All in Favor, **MOTION** passed.

CONCRETE REPAIRS: Tom **MOVED** to approve Sunny Concrete repairs for \$10,320 (plus \$750 for 3201 patch) and provisionally approve 3201 if VCS recommends this work, **SECONDED** by Lee to be paid out of reserves. All in Favor, **MOTION** passed.

CONSIDERATION OF 10 DOORS PAINTING PROPOSAL: Doug **MOVED** to approve Anchor for \$1,500 to sand, prime and remove 10 doors to paint inside/out with two-part epoxy, **SECONDED** by Tom, All in Favor, **MOTION** passed.

CONSIDERATION OF 96 ENTRY UNIT DOORS & FRAMES PAINTING PROPOSAL: Doug **MOVED** to approve, after discussion, **MOTION** withdrawn and will re-assess after concrete work is completed. To be reconsidered toward the end of the year pending budget availability.

ROOF ACCESS: Roof access times will be put on the Association website according to Victor's hours. The BOD still recognizes the need for emergencies and will pay OPM to provide access at \$75.00/hour.

ADJOURNMENT: Lee motioned to adjourn the meeting, Doug seconded the motion, all were in favor. The meeting was adjourned at 12:13 pm.

OPEN FORUM:

Because this was a Zoom meeting, OPM could not leave the meeting until after Open Forum closed at 12:35 p.m.