

# LANTANA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

**Monday, June 15, 2020 (APPROVED)**

**CALL TO ORDER:** The meeting was called to order at 9:01 a.m.

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

**APPROVAL OF BOD MEETING MINUTES FROM 4/20/2020:** Tom **MOVED** to approve, **SECONDED** by Lee, Norma opposed because she was not in attendance, **MOTION** passed.

**Financial Report:** Lee provided a financial update: The LOC is paid off. OPM financials commingle Operating and Reserves, this is not in compliance with FL Statute 718. Lee presented his own financials which is in compliance. Need to pay an additional \$5K for 2019 audit. No OPM management fees, janitorial fees or maintenance labor was reported in May. They will be included in June.

**NEW BUSINESS:** Danny requested a change in the agenda to move the VCS project to be the first item on the agenda, the BOD agreed.

**VCS Report:** Tom discussed the VCS report, which is posted on the website for owners to review. There are two major known issues, concerning unit 3306 and unit 3201. The hurricane shutters of unit 3306 are loose due to delamination to rebar and the railing is loose. It is unclear whether the delamination affects the entire row of units on that floor. Unit 3201 has a concrete spalling in the balcony, exposing P/T cables. Tom has several questions out to VCS for additional information before the BOD can decide on how to move forward. Tom suggests moving forward with these two.

**3202 Garage Door Opener:** No action required.

**New Attorney:** The BOD interviewed Frank Ruggieri & Associates and liked what they discussed. Frank's office only charges \$200/hour. Doug **MOVED** to hire Frank Ruggieri as the new Association Attorney, **SECONDED** by Lee. Norma opposed, wanted to keep Will until the end of the year. **MOTION** passed.

**\$750 Stucco Painting:** No action required.

**Pool Locks:** Doug discussed the proposal in the amount of \$1,200 for three new pool locks. Hinges are on back order from Lowe's for an additional cost. Tom asked residents not to cut the zip ties and to keep the gates shut, due to a liability. Lee **MOVED** to ratify this action, **SECONDED** by Tom. All in Favor, **MOTION** passed.

**Painting Issues:** Lee asked residents to report any painting issues. Cheryl from OPM asked owners to submit their issues in writing to OPM. Cheryl also requested owners with active water leaks to call OPM and not report these issues via email.

**AC Unit Bldg. 1 Lobby:** Cheryl from OPM received two proposals to replace the AC and condenser in the lobby. Tom attempted to look at getting a mini split, but that would require a material alteration. Tom **MOVED** to approve an amount of (not to exceed) \$5K to get the AC working in the lobby, **SECONDED** by Doug. All in Favor, **MOTION** passed. Norma wanted to make sure Platt came back out to look at the equipment to see if both needed to be replaced.

**Anchor Paint Order Change:** No action required.

**Druse Palm Tree Trimming:** Cheryl obtained a proposal for palm tree trimming because we are in hurricane season and because there are a lot of dead fronds. Trimming the palm trees would reduce the Association's liability. Norma stated they only trim the palms once a year, and she stated it is not good to trim them twice a year. Danny received a letter from the University of FL regarding trimming and will try to locate it and send to the BOD.

**AC Clamps:** Cheryl from OPM obtained two proposals for installing AC clamps on 42 AC units on the roof. Extreme Air quoted \$3,360 and Reynolds Air quoted \$2,391. Cheryl from OPM stated the Association is responsible for the AC units on the roof. Per the BOD, Cheryl will send letters to all owners that require new strapping.

**OLD BUSINESS: None**

**ADJOURNMENT:** Doug motioned to adjourn the meeting; Lee seconded the motion. All were in favor. The meeting was adjourned at 10:39 am.

**OPEN FORUM:**

Because this was a ZOOM meeting, OPM could not leave the meeting until Open Forum closed at 10:43 p.m.