

Lantana Oceanfront Association, Inc.

c/o Oceanside Property Management
2040 Highway A1A, Suite 208
Indian Harbour Beach, FL 32937

Board of Directors Meeting Minutes July 27, 2020

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 via ZOOM. Cheryl Hall from OPM was also present.

APPROVAL OF BOD MEETING MINUTES FROM 6/15/2020: Tom **MOVED** to approve the minutes with the following change: According to the minutes, the VCS summary states that the 3306 railings were down. The railings are not down, but they are loose. The **MOTION** was **SECONDED** by Doug, All in Favor, **MOTION** passed.

Financial Report: Lee Vernon discussed the financial report. Lee also mentioned that the 2019 audit should be completed within one week.

A/C Mounting Strap Policy: Tom discussed performing a survey on all AC units on the roofs and found 42 units that do not have redundant strap mountings in addition to the L brackets. There is no policy regarding redundant strap mountings in place at this time. Tom will work on a policy for the next BOD meeting for review. Some owners voiced concerns that if another company places strapping on their AC units, their warranties would be void.

3201 Balcony Repair: The BOD discussed the proposal from Southern Post Tension. The VCS report indicated they do not need to de-tension and re-tension the PT cables. Danny stated the BOD should follow the engineering company's recommendation. Lee **MOVED** to approve, **SECONDED** by Tom. Norma opposed. The motion passed with Lee, Tom, Doug and Danny voting in favor.

Paint Repaired Stucco Areas and Caulk Outside Lobby Windows: Doug discussed having Y&A paint the newly stuccoed items and caulk outside the lobby windows where water is coming in from the exterior of the building. Proposal not yet received.

Security Cameras: Tom obtained proposals for 3 and 6 cameras. The current clubhouse WiFi range and bandwidth is not sufficient to support the cameras. With installation costs the 3-camera system would cost \$1,400 and the 6 camera system would cost \$2,300. Installation will require additional AC power and electrical duct work. These cameras would not cover the East side of the property but would cover anyone entering and exiting the property. Tom **MOVED** to approve NTE \$1,500 for 3 cameras, **SECONDED** by Lee, All in Favor, **MOTION** passed. Cheryl from OPM suggested the BOD contact the association attorney because this may be considered a material alteration before the camera system is purchased/installed.

West Side Door Trim Painting: Y&A painted 68 door trims. This work was done as routine maintenance. Doug **MOVED** to ratify the approve, **SECONDED** by Lee, All in Favor, **MOTION** passed.

Eight Garage Door & Frames Paint: These doors and frames were already painted and was also done as a part of routine maintenance. Doug **MOVED** to ratify approval, **SECONDED** by Tom, Lee – Yes, Danny – Yes, Norma abstained. **MOTION** carries.

3306 Railing Update: Cheryl from OPM stated Zigmund has not been able to inspect these railings yet.

Water Pressure Update: Cheryl from OPM is working with the City to obtain water pressure testing due to numerous reports of low water pressure. Some of the low water pressure issues could be resolved when owners replace old spickets, shower heads, etc. Cheryl still hopes the City will come out and do a pressure testing.

Old Business: None.

Adjournment: The official Board meeting ended at 10:47 a.m.

Open Forum: The open forum ended at 11:00 a.m.