

Lantana Oceanfront Association, Inc.

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

Board of Directors Meeting Minutes August 12, 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 7/27/2020: Tom **MOVED** to approve the minutes with the following change: It was written that VCS stated the PT cables did not need to be re-tensioned. This needs to be changed, as this was stated by Southside. The **MOTION** was **SECONDED** by Doug, All in Favor, **MOTION** passed.

FINANCIAL REPORT: Lee Vernon discussed the financial report. Norma mentioned there are four residents that show up on the delinquency list that no longer live at Lantana. Cheryl from OPM stated that janitorial expenses are \$5K+ overbudget as well as maintenance supplies by almost \$3K. Cheryl stated Y&A is not using the Fabuloso product correctly as they are not diluting the product. Cheryl also stated Fabuloso simply masks smells and does not disinfect. Cheryl stated Josh from OPM identified a granular product that seems to work in dumpsters.

NEW BUSINESS

Pressure Wash Roofs – Proposals: Danny **MOVED** to table, **SECONDED** by Tom, All in Favor, MOTION passed.

Bob's Landscape Proposal: The BOD discussed how the scope of the original landscape project has grown with additional plantings which prompted the reason for the additional work. Cheryl from OPM to obtain additional proposals for the 2021 budget. Doug **MOVED** to approve the additional trimming, **SECONDED** by Lee, All in Favor, **MOTION** passed.

Electric Pool Heat Pump Replacements: Tom **MOVED** to table until after Hurricane season and disable as heat until research can be done on cost analysis, **SECONDED** by Lee, Norma, Danny and Doug opposed **MOTION failed**. Danny **MOVED** to table until next meeting until cost-analysis can be done, **SECONDED** by Norma, passed. Doug dropped off the ZOOM meeting at this time and did not vote, **MOTION** passed by 4 remaining BOD members.

Anchor Painting – Paint Repaired Areas & Caulk Windows, Floors 2-4: Doug discussed this would have to be a T&M because he has not received the proposal yet. OPM was requested to get two additional proposals in addition to Anchor Painting's. Danny **MOVED**

to **TABLE** to wait for additional proposals, **SECONDED** by Tom, All in Favor, **MOTION** passed.

OLD BUSINESS

3201 Balcony Update: Lee stated that they are finishing up the repairs to the 3201 balcony today. Three areas were only stucco spalling and needed no additional work. Four areas involved problems requiring concrete removal as deep as 3 inches. They were able to cut around the post tension cables without have to incur the expense of removing and then restoring the tension, a huge cost savings. The old concrete was cleaned out and rust (if any) removed from the rebar. 30 scavenger zinc anodes were attached to the cleaned rebar to deter further rust development. The rebar and post tension cables were resealed, and new concrete was added and top sealed. New stucco and paint will be added. \$2,762 is needed for Sunny Concrete to complete the stucco. Lee **MOVED** to approve, **SECONDED** by Doug, All in Favor, **MOTION** passed.

ADJOURNMENT: Lee **MOVED** to adjourn at 10:09 a.m., **SECONDED** by Doug, All in Favor.

OPEN FORUM: The open forum ended at 10:28 a.m.

Respectfully submitted,
Cheryl Hall, LCAM
Oceanside Property Management