

# **Lantana Oceanfront Association, Inc.**

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

## **Board of Directors Meeting Minutes**

**September 21, 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 via ZOOM. Cheryl Hall from OPM was also present.

**PROOF OF MEETING NOTICE:** Notice was posted in accordance with FL Statute 718.

**APPROVAL OF BOD MEETING MINUTES FROM 8/12/2020:** Norma stated the minutes should be changed in the heat pump paragraph to read "Tom moved to table until after hurricane season and **disable pool heater** until research can be done". Norma **MOVED** to approve with these changes, **SECONDED** by Lee, All in Favor, **MOTION** passed.

### **NEW BUSINESS**

**Financial Report.** Lee discussed his financial report.

**McConkey Schedule for Replacement of Sprinklers.** Cheryl from OPM explained the inspection process to the membership. ADS performs the inspection and McConkey does the repairs. The report is an independent process. A lot of owners are claiming they do not have any painted sprinkler heads. Danny **MOVED** to postpone the repairs and expressed dissatisfaction with ADS and require them to do a re-inspection at no charge in accordance with the Fire code and to provide pics of any sprinkler heads they feel need to be replaced, **SECONDED** by Lee, All in Favor, **MOTION** passed.

**Zigmund 3306 Railing Repair Proposal.** The BOD discussed the three units that need to have their balcony railings repaired due to broken posts, they are 3201, 3206 and 3306. Tom **MOVED** to approve, **SECONDED** by Lee, All in Favor, **MOTION** passed.

**Keypad Entry Replacements for Buildings 3-4-1.** The callbox for Bldg 2 was replaced due to water intrusion and non-functionality after the fact. The same issue is occurring with the other three callboxes. Cheryl from OPM obtained two proposals to replaced, one from ADS, the other from ATP. ATP's proposal includes a modem where ATP would monitor the call box and be able to dial in to make changes to them. The ADS proposal did not include a modem. Danny stated there was a project discussed changing the lobby doors to open with a key fob. Danny asked Cheryl from OPM to find out if the call boxes would be FOB capable and if it requires a proprietary system. Danny **MOVED** to **TABLE** until additional information can be obtained, **SECONDED** by Norma, All in Favor, **MOTION** passed.

**Anchor Painting Proposal.** The BOD has still not received Anchor's proposal. Danny **MOVED** to **TABLE** until Anchor's proposal has been received, **SECONDED** by Lee, All in Favor, **MOTION** passed.

## **OLD BUSINESS**

**Pressure Wash Four Roofs/Schedule.** Cheryl from OPM discussed the three proposals received to pressure wash all four roofs. They ranged from \$5K to \$20K. Lee **MOVED** to approve GP Pressure Cleaning for \$5K, **SECONDED** by Tom, All in Favor, **MOTION** passed.

**Adjournment.** Tom **MOVED** to adjourn at 10:31, **SECONDED** by Lee, All in Favor, **MOTION** passed.

**Open Forum**