

Lantana Oceanfront Association, Inc.

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

Board of Directors Meeting Minutes

October 26, 2020

APPROVED

CALL TO ORDER: The meeting was called to order at 1:00 p.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 9/29/2020: Tom **MOVED** to Approve, Lee **SECONDED**, All in Favor, **MOTION** passed.

NEW BUSINESS

Financials: Lee discussed the financials for the month.

MBV proposal. Lee stated the association attorney reviewed the contract and while there was one area of medium concern, he felt it was ok to pass. Tom stated the concrete issues were discussed with the committee and they recommend the BOD to move forward with the proposal. Tom **MOVED** to approve with the testing of 20 units with MBV **SECONDED** by Lee. Norma stated this company was terminated three years ago due to non-performance and does not feel she can approve it for this reason. BOD VOTE: **YES**, Danny, Doug, Lee and Tom. Norma **OPPOSED**. **MOTION** passed.

Tech Systems Roof proposal. Doug discussed the areas that are peeling on the urethane and areas that need to be patched. Danny stated All FL Urethane installed the new roof and they should come out and provide proposal and cover what is under warranty to avoid voiding the warranty. Current roof has a 5-year warranty. Doug **MOVED** to **TABLE** the proposal until All Florida Urethane comes out to inspect the roof, **SECONDED** by Lee, All in Favor, **MOTION** passed.

BOD Resolution Records Requests. Doug explained the reason for the resolution was to make it easier on folks with record's request and will prevent residents from making records requests weekly. Doug **MOVED** to adopt the record's request, **SECONDED** by Lee. VOTE: **YES**, Danny, Tom, Lee, and Doug. Norma Opposed. **MOTION** passed.

Anchor Painting Proposal. Doug discussed the many areas needed repair, painting, caulking, lobby windows and bubbling areas on west side of buildings. Doug **MOVED** to approve the proposal, **SECONDED** by Lee, All in Favor, **MOTION** passed.

Adjournment. Norma **MOVED** to adjourn at 2:14 p.m., **SECONDED** by Danny, All in Favor, **MOTION** passed.