

# Lantana Oceanfront Association, Inc.

c/o Vesta Property Services  
2040 Highway A1A, Suite 208  
Indian Harbour Beach, FL 32937

## Board of Directors Meeting Minutes

February 23, 2021

APPROVED April 29, 2021

**CALL TO ORDER:** The meeting was called to order at 9:03 a.m.

**QUORUM:** Shirley Huffman, Thomas Kenney, Lee Vernon, Danny Humphress, and Michelle Weakley were in attendance via ZOOM. Cheryl Hall from Vesta was also present.

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

**APPROVAL OF 1/25/21 MEETING MINUTES:** Danny MOVED to approve, SECONDED by Tom, All in Favor, MOTION passed.

**FINANCIALS:** Lee stated in operating there is \$112K and reserves has \$189K.

**PROPERTY MANAGEMENT REPORT:** Cheryl Hall from Vesta submitted her January -February managers report and reminded owners to contact Vesta directly and not approach Victor directly for any common area related work orders for tracking.

**PRESIDENTS REPORT - COMMITTEE APPOINTEES:** Terry Williams to Architechural Review Committee (ARC)

### RATIFICATIONS:

- Tom Kenney Website \$224: Tom MOVED to approve the \$224 needed to update the associations website, SECONDED by Lee, All in Favor, MOTION passed.
- Flawless Lawn Care \$3500: Tom MOVED to approve, SECONDED by Lee, All in Favor, MOTION passed.

**4201 FLOOD REPAIRS:** A claim was made for the flood repairs and there is \$8,406 left in the insurance money. Tom MOVED to approve NTE \$5K for all association repairs for the 4201 flood, SECONDED by Danny, All in Favor, MOTION passed.

**SECURITY CAMERAS & POLICY:** Tom discussed the locations of the cameras and the license plate camera. Tom MOVED to approve the basic system for \$5,213 from Innovative Surveillance, SECONDED by Lee. Tom then discussed the proposed Security Camera Policy. Tom amended the motion to include approving the policy regarding review of the recordings. SECONDED by Danny, All in Favor, MOTION passed. Cheryl Hall from Vesta asked about security camera signs and Tom will check with the Association Attorney as to the legality of the signs.

**WASTE MANAGEMENT OVERAGE CHARGES:** The BOD discussed a fine of \$100 for a desk that was thrown in the dumpster creating additional charges to the associations account. Shirley will check with the Association Attorney to discuss.

PESTS: The BOD discussed the pigeons on the property and methods previously used that did not work. Cheryl from Vesta to check with Terminix to see if they have a recommendation. The BOD also discussed the rat issues throughout the association. Cheryl will instruct Terminix not to use poison to get rid of the rats.

PARKING ISSUES: The BOD discussed ways to enforce parking in designated areas. Vesta to locate & reinstall the parking signs for Bldgs 2 & 3. Board will review again after the signs have been in place for a month. Vesta will send out Homeowner Information forms to owners again.

SEARCH COMMITTEE: Lee gave a report on the companies they had interviewed. They will be interviewing Bayside Property Management this afternoon. Tom MOVED to approve Keys Property Management pending approval of the contract by our attorney, unless Bayside is determined to be more favorable by the committee after the interview today. Lee SECONDED. After discussion, Tom withdrew the motion.

The next Board of Directors meeting will be Monday March 1, 2021 at 4:00 pm.

ADJOURNMENT 11:39