Lantana Oceanfront Association, Inc.

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

Board of Directors Meeting Minutes
March 29, 2021
APPROVED April 29, 2021

CALL TO ORDER: The meeting was called to order at 9:15 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 2/23/21 MEETING MINUTES: Shirley moved to table the previous meeting minutes.

FINANCIALS: Lee stated in operating there is $108K and reserves has $222K.

PROPERTY MANAGEMENT REPORT: Cheryl Hall from Vesta submitted her March report. Cheryl has been unable to find a vendor to repair the pool chairs. Shirley will send information on a company that was used in the past to Cheryl.

PRESIDENT'S REPORT – COMMITTEE APPOINTEES: Infractions/Grievance Committee- Sharon Czerniak, Bill Wilkening and Kim Taylor were appointed. Trash/Recycling Committee: Shirley Huffman and Tony Falco were appointed.

POOL REPAIR. Shirley discussed the proposal from Price Rite to replace the pool tiles for $777.00. Tom **MOVED** to approve, **SECONDED** by Michelle, All in Favor, **MOTION** passed. Cheryl to find out how long the pool will be down and if the water removal will be significant.

BALCONY COMMITTEE REPORT. Vince McGinnis, Tom Kenney, Lee Vernon and David Flowers. Vince provided an in-depth discussion of his findings and the report will be part of these minutes. Lee introduced a proposal from South Post Tension that was received 2 business days ago. Lee **MOVED** to go ahead and schedule repair work with South Post Tension for 1306, 4301, 4306, and 4406. Tom SECONDED. **VOTE:** Danny – No; Tom – No; Shirley – No; Michelle – No. **MOTION** failed. The Balcony Committee will look at the new sealant product and schedule a committee meeting asap to keep this project moving forward.

SECURITY STATUS UPDATE. Cameras have been installed. The DVR is in the electrical room by the Clubhouse. All BOD members will be trained on how to use the software.

SEARCH COMMITTEE RESULTS & ACTIONS Danny **MOVED** to accept the contract with Keys Property Management. Tom **SECONDED**. All in Favor, **MOTION** passed.

ADJOURNMENT Danny moved to adjourn at 11:15.

Executive Summary

Quantitative Analysis of Damages on 32 Outer Lantana Units from 2000 to 2021

Vincent McGinniss and David Flowers

February 24, 2021

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Introduction

- Overall Concrete Committee goal
  - determine root cause of past and current damages on all 96 Lantana decks.
  - once root causes are identified, report will be made to board describing specific solutions for protection of decks over long term service lifetimes.
- In this presentation, these topics are described
  - early deck failure events and causes (2000-2004).
  - analysis of 32 early potential outer deck defect sites in Stottler Stagg & Associates report (2006).
  - quantitative analysis of Concrete Restoration Inc (CRI) report on damage/repair of all outer unit decks (2009-2010).
- A strong correlation was found between
  - defects in 2006 outer units, and damage/repair efforts of 2009-2010 (which led to deck problems today) as analyzed in our September 2020 report to board.
- Most recent test data on outer units (done by MBV, 2020-2021) has also been analyzed and will be discussed in this presentation.

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Early History of Lantana Deck Problems

- Between 2000 and 2002 a 1/8 inch thick concrete surface treatment called Kool Deck (KD) was applied to all 96 unit decks
  - KD is a mixture of marble, sand and white cement for top surface treatment of concrete slabs, and is probably still on our decks today
- First unit to have deck problems in March 2004 was south outer unit 2406.
  - southeast corner developed two 3 foot cracks in Kool Deck allowing water penetration of acrylic topcoat and delamination of Kool Deck structure
- Since this unit was 4 years old, concrete underneath Kool Deck was not damaged

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2006 Early Warning Signs

Small Deck Defects

- In Jan 2006, Stottler Stagg & Associates (SS&A) did a complete walk through/visual inspection of all 96 unit decks
  - they documented a number of defects on all decks and ceilings but no repairs were made after their report
  - unfortunately they did not quantify size of defects which were identified as single points or lines next to entire lengths of large and small sliders
  - most critical defects identified were (s1) rust spots, (s5) cracks, spalls and paint with Kool Deck concrete surface treatments (15 of 32 outer units had 54 defects and 29 of 64 inner units had 50 defects)
- Review of SS&A 2006 report and analysis of CRI 2009-2015 work, identified 7 universal deck locations that are 100% responsible for major defect sites recorded by Stottler (Figure 1)

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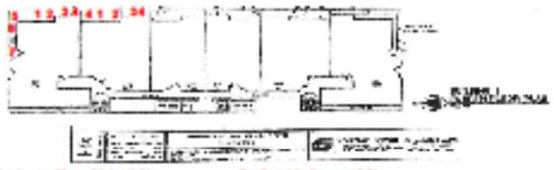
Figure 1. Typical Deck Floor Plan

2006 Report: Visual Defects Assigned to Specific Critical Locations



1 = Large Glass Slider (LS)
2 = Inside Corner (IC)
3 = Small Glass Slider (SS)
4 = End (EW)
5 = Outside Corner (OC)
6 = Outside Slider Facing North (or South) (OSN/S)
7 = Outside Angle Sliders (OAS)

- Graphical analysis of defects/locations associated with 15 North and South outer units that were tested are shown in Figure 2 (next chart)
- These results show differences between defects on North (N) and South (S) units with greatest total number of defects (28% and 28%) occurring at critical locations 1 and 6

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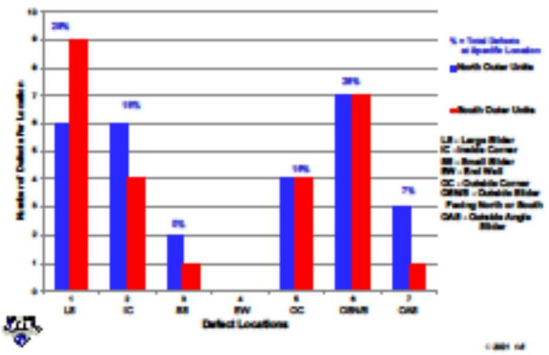
Figure 2. (2006 Report)

Number of Defects & Locations for North & South Outer Units



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Comprehensive Analysis

of CRI 2009-2010 Inspection Reports for 32 Outer Units

- 2006 SS&A study did not result in any repairs of identified defects - only protection of decks at that time was deck paint
- In 2009-2010 Concrete Restoration Inc (CRI) was hired to repair extensive damage found in all decks of Lantana's 96 units
- At that time, 100% of damage was attributed to Kool Deck surface treatment
- Sum of total damage/repair areas in all 96 units (32 Outer units and 64 Inner units) measured in square foot (SF)

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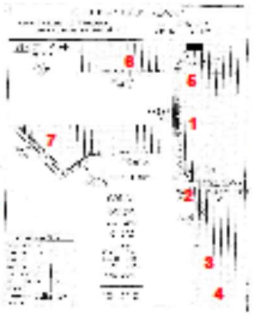
Figure 3. CRI Report

Damage/Repair Areas (SF) for Unit 3101 at Locations (1-7)

1 = 7.9
2 = 3.28
3 = 0.28
4 = 0
5 = 2.5
6 = 2.2
7 = 11.88

Total 28. SF



1 - Large Slider (LS)
2 - Inside Corner (IC)
3 - Small Slider (SS)
4 - End Wall (EW)
5 - Outside Corner (OC)
6 - Outside Slider Facing North or South (OSN/S)
7 - Outside Angle Sliders (OAS)

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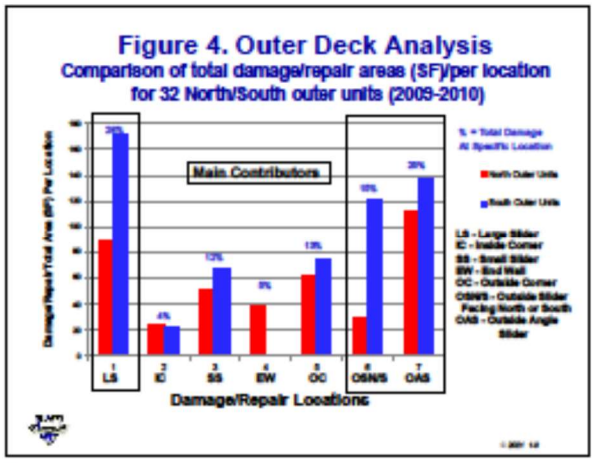

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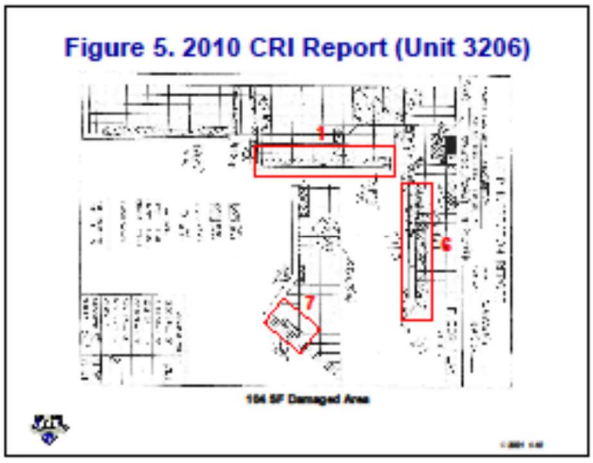

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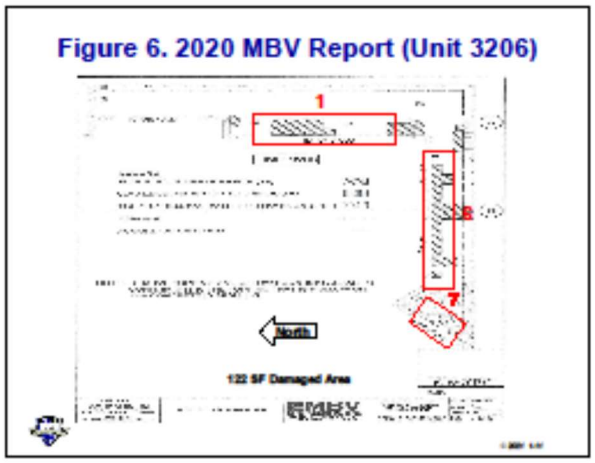

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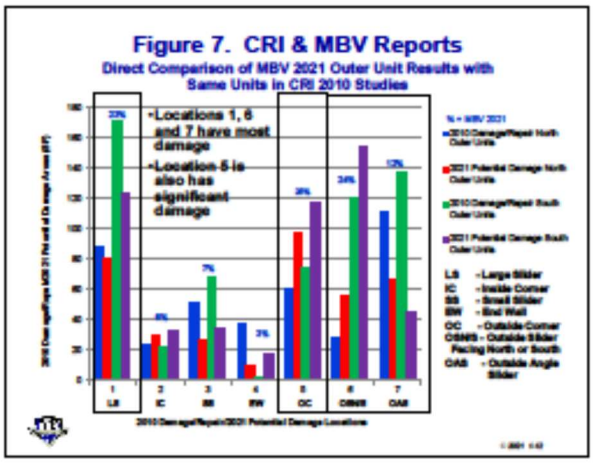

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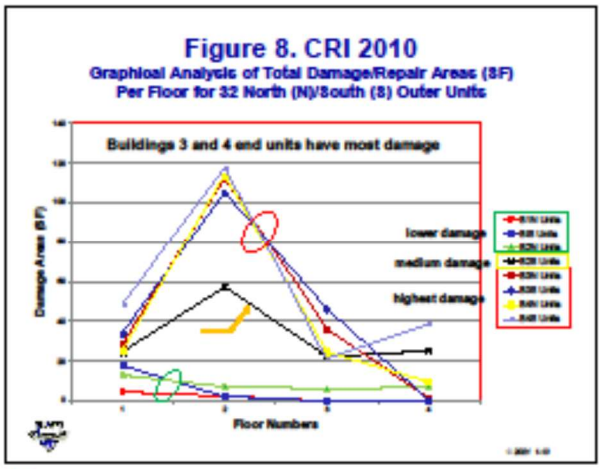

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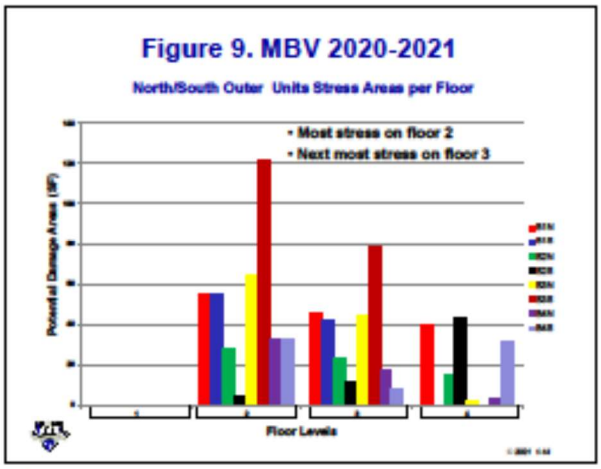

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Summary and Conclusions 1

- Lantana has had extensive damage (over several thousand SF) to its decks for over 20 years, and same or similar problems will continue unless we change our maintenance to the approach recommended in this report
- Major (100%) damage leading to early defects (2004, 2006-2009, 2015) were caused by a 1/8 inch thick Kool Deck surface treatment applied over all 96 units between 1999 to 2003
- Damage always occurred in 7 critical locations regardless of how many times decks are painted (Figures 1, 2, 3 and 4)
- 2004: first record of Kool Deck failure (water penetration/cracks) on outer unit 2406
- 2006: early signs of defects (cracks & paint problems) were identified:
  - 15 of 32 outer units had 54 defects (3.6 average defects/unit)
  - 29 of 64 inner units had 50 defects (1.7 average defect/unit)
- All defects were assigned to 7 critical locations (Figures 1 and 2)
  - most major defects by location:
    1 (LS, 28%), 2 (IC, 18%), 5 (OC, 16%), 6 (OS/NS, 26%)
  - no defects were repaired, only painted

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Summary and Conclusions 2

- 2009 - 2010 CRI identified serious deck damage
  - 73 out of 96 units had over 900 SF of damage
    - 84% of 32 outer units and 72% of 64 inner units
  - total damaged areas for all four buildings
    - B1 2%, B2 18%, B3 16%, B4 42%
- CRI repaired all damaged outer units at 7 critical locations
- Locations 1 (LS) (east facing Large Slider), 6 (OSN/S, Outside Slider Facing North or South) and 7 (OAS) (Outside Angle Slider) account for over 50% of damage/defects on all decks from 2004 - 2015 (Figures 2 and 4)
- South Outer Units experience more stress than their North counterparts (Figures 2 and 4)
- 2nd and 3rd floors have more damaged areas than 1st and 4th floors (Figures 8 and 9).
- Outside corners (OC) (Location 5) receive lighting strikes (Figures 2, 3 & 4)

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Summary and Conclusions 3

- CRI's 2010 damage repair on unit 3206 (Figure 5) and MBV's 2020 hollow sounding test on unit 3206 (Figure 6) had similar stress levels at same exact locations, though separated by 10 years
  - see direct comparison if these two reports (Figure 7)
- Comparison of highest CRI damaged locations with potential damage analysis of MBV are similar:
  - CRI (2010): locations 1 (26%), 6 (15%) and 7 (25%)
  - MBV (2020): locations 1 (23%), 6 (24%) and 7 (12%)
- South end units tend to have more damage/stresses than north units

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Summary and Conclusions 4

- This report's 1st analysis covered damages/early defects from 2004 continuously through 2015
  - it is known that 100% of deck damage was caused by Kool Deck surface treatment that was applied to all units
  - we don't know if this treatment still on our decks (2021), and causing new problems which MBV is currently analyzing
- For this reason our first recommendation: have our key contractors determine if Kool Deck coating is still present on our decks
- Our most upsetting discovery: all CRI 2010 repair work locations are identical to locations MBV repaired on Building 3 (3201, 3206, 3306, 3205, 3303, 3305, 3402) in 2020
  - Unit 3201 actually had damage/repair in same critical locations in 2010, 2015 and 2020 (by MBV)
  - only units 3202 and 3401 had no damage in 2009 and 2020

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Recommendations 1

- Our first recommendation is to send or present this report to Dan Tidwell, MBV, Brooks Glass and Richards Paint for their reviews
  - then meet with them before any work starts to determine how to move forward with repairs that will be sustainable over long service lifetimes
  - we are scheduled to meet with Dan on March 3
- Lantana needs to know if Kool Deck surface treatment is still on our decks
  - Kool Deck Surface Treatments were 100% responsible for all damaged caused in 2004, and 2009-2015
  - we need to know if it is on our decks now and possibly responsible for causing damage today
  - Dan and MBV may already know or can determine this for us immediately
- MBV has found some loose tiles on unit 3406
  - this is important as we may be able to remove loose tile and determine concrete's health and any influence of corrosion
  - this needs to be done ASAP, since unit had absolutely no signs of damage in 2010
  - if damage is found due to water penetration, find if Kool Deck was responsible

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Recommendations 2

- MBV found considerable deck edge problems similar to that found in past years
  - one way to address this problem is with two component crosslinking paints or with metal/plastic overlays
- Brooks Glass needs to confirm if sliding glass doors are causing problems with water penetration as soon as possible, since 23% to 28% of major deck damage occurs in slider areas
  - most sliding glass doors are originals from 2000
  - a better process is needed to seal sliders and their mountings
- A different methodology is needed to maintain and protect water penetration into A and B post tension cable pathways on decks and at deck edges
  - current paint systems and methods have not worked well over our 20 year lifetime
  - make sure our investigation and measurements include PT end caps
  - Richards Paint and Vince (with over 40 years developing and commercializing advanced coatings and adhesive products) can contribute in this area

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Appendix

CRI Kool Deck and Paint Problems/Repairs

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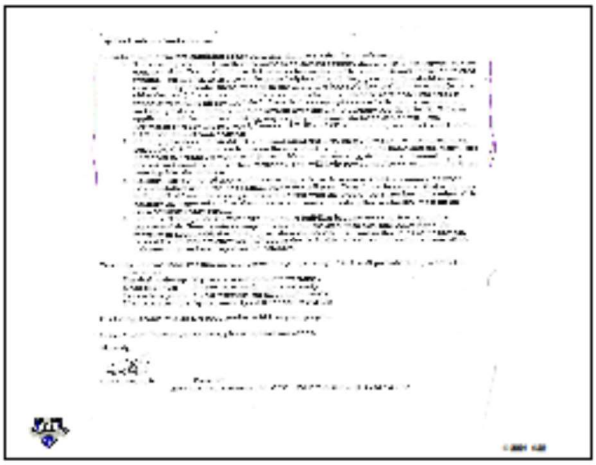

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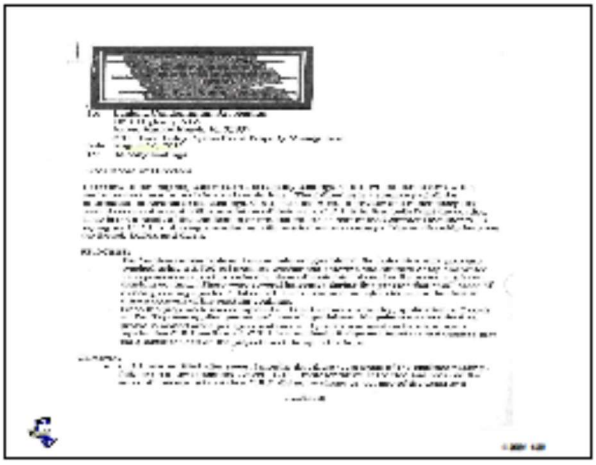

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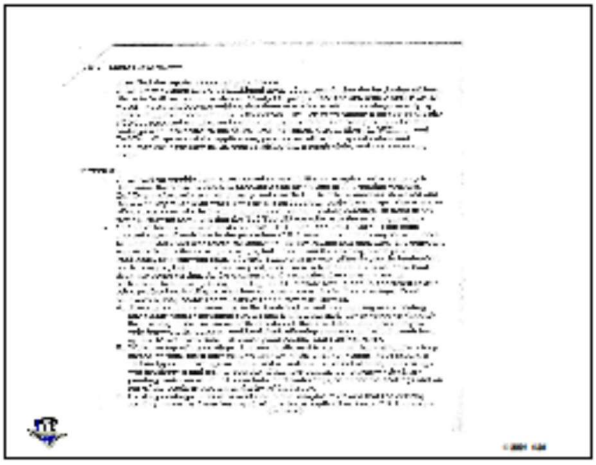

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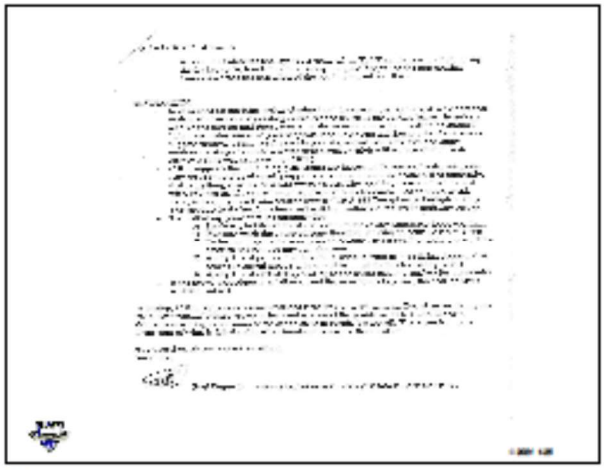

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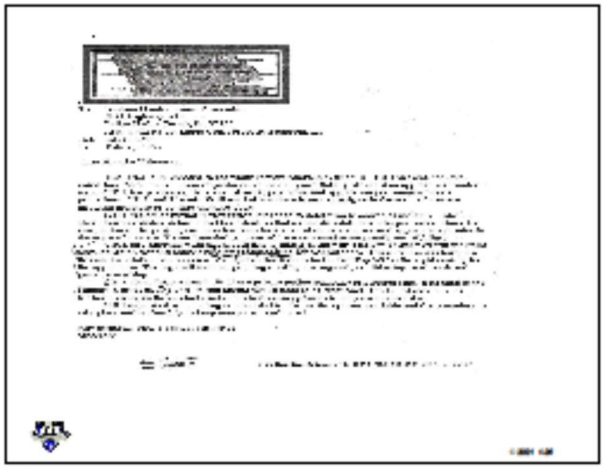

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