

# Lantana Oceanfront Association, Inc.

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

**APPROVED**

07/30/2021

## Board of Directors Meeting Minutes May 27, 2021

**CALL TO ORDER:** The meeting was called to order at 9:04 a.m.

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

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

**APPROVE MEETING MINUTES:** Shirley proposed an amendment to the 4/29/21 meeting minutes. Lee **MOVED** to approve the 4/29/21 meeting minutes as amended, **SECONDED** by Tom, All in Favor, **MOTION** passed. Michelle **MOVED** to approve the 5/7/21 meeting minutes, **SECONDED** by Lee, All in Favor, **MOTION** passed.

Shirley suspended the agenda to accommodate Tom's schedule.

**RATIFICATION OF LOBBY GARDENS AND POOL AREA:** Michelle **MOVED** to **APPROVE** the Complete Landscaping proposal for \$13,720.00. **SECONDED** by Lee. All in Favor. **MOTION** passed.

**COCONUT PALM TREE REPLACEMENT.** Michelle **MOVED** to approve Eau Gallie Nursery proposal replace the Coconut Palm at the southern side of the entrance for \$772, **SECONDED** by Lee, All in Favor, **MOTION** passed.

**BANK ACCOUNT, LINE OF CREDIT, CHECK APPROVALS:** Lee **MOVED** that Shirley Huffman, Lee Vernon and Michelle Weakley be the signers on all Lantana Checking Accounts and that any 2 of the 3 signers are required to sign checks. Tom **SECONDED. MOTION** passed by unanimous vote.

Lee **MOVED** that the President and Treasurer will be the signers on the Line of Credit with Valley National Bank and that all Directors be authorized to initiate draws on said line of credit after emergency agreement by a majority of the Board. Michelle **SECONDED. MOTION** passed by unanimous vote.

**ARC & EV:** Shirley put forth a resolution to handle the current need for EV charging. After amending, the BOD passed the resolution by unanimous vote. Resolution Attached.

Didier Mponde was appointed to the EV committee.

The BOD tasked the EV committee with recommending a long-term solution for Level 1 charging, shared Level 2 charging, and owner installed private Level 2 charging with a report on their progress due at the next BOD meeting.

**HURRICANE SHUTTER REMOVAL.** Shirley stated the Association Attorney does not recommend the BOD contract with the shutter removal company that this is the responsibility of the unit owner. This will need to be addressed as part of the committee's long term plan.

**AC REPLACEMENTS:** TABLED.

**SECURING ROOF TOP AC UNITS:** BOD agreed by consensus violation letters will be sent out ASAP to those whose brackets are in poor condition.

**INFRACTIONS – RULES & REGULATIONS UPDATE:** TABLED

**TRASH & RECYCLING SIGNAGE:** The committee has created signage for both the recycling and dumpster areas. BOD agreed by consensus to post the proposed Recycling signs but to make changes to the Dumpster signs.

**ADJOURNMENT:** Lee **MOVED** to adjourn at 10:40 a.m., **SECONDED** by Michelle, **All in Favor**, **MOTION** passed.

### **Resolution for the Establishment of EV Charging**

May 27, 2021

At a duly called meeting of the Board of Directors of Lantana Oceanfront Condominium Association, Inc. the Board adopted the following:

Some Lantana unit owners have recently purchased electric vehicles (EVs) and, as a result, there is now a need for charging options that will undoubtedly increase in the future. Currently the Lantana Oceanfront Condominium Association has no stated policy to accommodate charging. Until such time that we have established requirements and a procedure to accommodate owners who have electric vehicles (EV), the Board is taking the following action.

1. The Board interprets Rule 14 C of the Lantana Rules and Regulations dated November 16, 2015 to apply to any appliance that remains plugged into a garage outlet and draws significant continuous amperage such as a refrigerator. As such, the BOD is establishing a temporary waiver of this rule that will apply only to level 1 charging of an EV.
2. The Board will grant temporary permission to owners who comply with all requirements in this resolution to conduct level 1 charging in their assigned garage using the 120V outlet next to their garage space.
3. The Board reserves the right to limit the number of unit owners who are granted Level 1 charging capabilities to ensure adequate power to all garages and ensure safety.
4. Upon approving a policy and procedure for a permanent solution, The Board will notify all unit owners who have been granted this privilege that the temporary solution will be discontinued in 30 days. At the end of that period, the unit owner may either implement whatever changes are necessary to move to the permanent solution or they will have to discontinue any and all charging in their garage space.
5. At the end of the 30-day period, the Board may agree to extend for another 30 days if the owner has begun to earnestly engage in moving to the permanent solution. Otherwise, the unit owner will have to discontinue any and all garage charging. Failure to do this will require

that the Board will notify the owner that they are in violation and will be fined for continued use.

6. Any owner may apply to the Board (through the Management company) to be allowed to use the for a temporary solution of level 1 charging by connecting to the existing 120V outlet adjacent to their garage space. In doing so they will agree to the following:
  - (1) Register the EV with the intent to charge.
  - (2) Use only Level 1 charging with their charging cable plugged directly into the garage 120V socket (i.e., extension cords may not be used as this presents a possible fire hazard).
  - (3) Sentry mode in Tesla's will be disabled while their car is being charged in the garage so it does not add additional battery drain to their car's system which would require additional charging time (Sentry mode will drain about 8% of the battery charge per day).
  - (4) Disable the vehicle cooling system.
  - (5) Pay a fee of \$20 per month in advance.
  - (6) This is a temporary solution, and the owner agrees to either comply, in a timely manner, with the permanent solution once it is approved by the Board of Directors or discontinue any and all charging in their garage space.
  - (7) The unit owner acknowledges that they are responsible for any and all damage that may be caused by the charger.