

# Lantana Oceanfront Condominium Association, Inc.

1821 Hwy A1A Indian Harbour Beach FL 32937

## Lantana Board of Directors Meeting

December 27, 2021 @ 9:00 AM

Lantana Clubhouse - 1821 Hwy A1A, Indian Harbour Beach FL

Attended also by a virtual meeting room provided by Zoom.

### Minutes:

1. Call to Order: The meeting was called to order at 9:03 am
2. Quorum Established & Proof of Meeting Notice: Shirley Huffman, Thomas Kenney, Lee Vernon, Danny Humphress, and Michelle Weakley were in attendance. Also, present was Richard Alexander from Keys Property Management. Notice was posted in accordance with FL Statute 718.
3. Minutes of Previous Meetings(s): The Board reviewed the minutes of the December 20, 2021, and the 2022 Budget Meeting November 23, 2021, were approved with one amendment each by consensus of the board.
4. Management Report: Richard Alexander of Keys Property Management reported he has been working with the President on task items and operations. Helping owners with questions and account matters.
5. Financials: No report given. Lee is waiting on the November 2021. There were some changes to the October Financials that are not on the website yet.
6. Old Business
  - a AMA – Unit 1401 window shutters: **The window shutters for 1401 were approved by common consent of the Board.**
  - b Approval of sprinkler & fire pump repairs: Shirley reviewed the three items sent to the Board itemizing the work done by Coleman Fire Systems. **The Board approved the repairs invoices by common consent.**
  - c Balcony concrete restoration
    - i Project update: Lee stated the Balcony inspections were completed. Lee updated the costs based on the damages found in the last inspection. The Board opened the floor for discussion. Tom stated the Board asked the committee for a short- and long-term solution. The committee agreed on a short-term solution but no long- term solution was found. Tom recommends reforming a committee under the guidance of an engineering firm to pursue this. VCS gave 4 options. It should be noted, while the engineering firm recommends fixing the problem

areas, they are not recommending any one of the 4 solutions. None of the options includes a full balcony restoration. **Tom moved to move forward with option 1 as defined in the VCS report and recommended by the balcony committee with building four (4) and building two (2) in the first year (2022) and building one (1) and building three (3) in the second year (2023). Danny seconded the motion. With all in favor the motion passed.**

- ii Funding – special assessment vs current reserves (This is a discussion by the Board, exploring options of funding the remainder of the balcony project, no vote will be taken on assessments.): The Board discussed the option of a special assessment of \$6,000.00. The Board explored payment options for the upcoming special Assessment. **After discussion, the Board favored and by common consent of the Board, the special assessment will be noticed to the owners as \$6,000.00 with the option of paying in full or \$500.00 per month, beginning March 01, 2022, with the final payment February 01, 2023.** Shirley suggested any excess money from the special assessment be funneled into the reserves. The special assessment would be collected for the purpose of increasing the reserves so we may do this project. **By common consent of the Board, Lee will follow up with the contractor on the scope, scheduling and remaining estimates.**

7. New Business: No New Business.

8. Adjournment: With no more business at hand the meeting was adjourned at 11:59 am.

9. Open Forum; The floor was opened to the owners.

Date: December 27, 2021

By: Richard Alexander  
On behalf of the Lantana Oceanfront  
Condominium Association, Inc.