

Lantana Oceanfront Condominium Association, Inc.

1821 Hwy A1A Indian Harbour Beach FL 32937

Lantana Board of Directors was held on February 16, 2022 at 9:30am Immediately following Special Assessment Meeting in person at the Lantana Clubhouse - 1821 Hwy A1A, Indian Harbour Beach FL, or by a virtual room provided by Zoom.

MINUTES

1. Call to Order: The meeting was called to order at 9:33 am. Present were Doug Gibson, Shirley Huffman, Tom Kenney, Steve Lindsey, and Terri Williams.
2. Quorum Established & Proof of Meeting Notice: A quorum was established and the meeting was properly noticed 48 hrs before the meeting.
3. Financials: The financial report was delivered by Shirley; Shirley went over the final report. The 2021 Audit will be done shortly. The Budget was passed in December and then an insurance renewal came in higher than expected. The 2022 Budget will be reviewed. Shirley reviewed the different association accounts. It was mentioned two board members approve the invoices. **Shirley motions for Tom, Shirley, and Terri to approve invoices for payment, Line of Credit guarantor will Be Tom and Shirley, authorized on the line of credit and check signers would be all board members. Seconded by Tom. With all in favor the motion passed.**
4. Management Report: Rick delivered the manager 's report.
5. President's Report: Tom thanked all committee members for their service and time. Tom spoke on the portable water pipes. The other item was the garage floors.
6. Old Business
 - a. Maintenance contract for Pump House Diesel Engine (bid review and vote) - S. Huffman: Shirley spoke on the diesel engine for the pumphouse. The maintenance should be done quarterly. **Shirley reviewed the proposal for the pumphouse diesel engine. Shirley moved to accept the proposal at \$1467.34 quarterly. Terri seconded the motion. With all in favor the motion passed.**

- b. Landscaping (bid review and vote) - T. Williams: Terri delivered the proposals for landscaping to the Board. **Terri moved to accept the Sea of Green proposal at \$38,400.00. Doug seconded the motion. With all in favor the motion passed.**
- c. The trimming of the dune: T. Williams: Terri reviewed the proposal for repairing the dune breach behind building 1. **Terri moved to accept the Sea of Green proposal at \$15,900.00. Tom seconded the motion. With all in favor the motion passed**
- d. Dune repair (bid review and vote) - Tom reviewed the proposal for repairing the dune breach behind building 1. Tom approved the proposal for Sea of Green, working with the DEP to repair the dune breach. With time closing to turtle season an emergency approval was done. **Tom moved to ratify the Sea of Green proposal working with DEP to repair the dune breach for \$4,200. Doug seconded the motion. With all in favor the motion passed.**
- e. Balcony Project - D. Gibson: Doug thanked Lee Vernon for all the work provided. Go To Shutters will be on the property Monday to remove tracks. Residents are asked to be aware of equipment and marked safety areas. Building 4 residents will be notified of the work. **Doug moved to accept the southern Pot Tension proposal dated December 06, 2021, January 23, 2022, and February 12, 2022, for options 2 & 4 at \$187,600 and lift at \$3200.00. Paint and stucco and paint is not included. Steve seconded the motion. With all in favor the motion passed.**

7. New Business

- a. Pool Gates (bid reviews, potential vote) - S. Lindsey: Steve reviewed the received gate proposals. Steve suggests approving a not to succeed amount for the fence work. Doug motioned to accept the X proposal at \$7,500.00. Terri seconded the motion. With all in favor the motion passed. Shirley stated this is a reserved item yet in 2036.
- b. Potential projects - S. Lindsey: No report at this time.

- c. Potential projects - T. Williams: Terri is looking for a pool Furniture Committee.
- 8. Approving the Previous Minutes: The Board spoke on the January 26, 2022, Organization Meeting. The minutes were approved by common consent.
- 9. Committee Reports
 - a. Budget Committee - S. Huffman: No at this time.
- 10. Adjournment: With no more business at hand the meeting was adjourned at 10:56 AM.
- 11. Open Forum: The Floor was open for owner comments.

February 16, 2022

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