

Lantana Oceanfront Condominium Association, Inc.

1821 Hwy A1A Indian Harbour Beach FL 32937

Lantana Board of Director

Thursday, April 21st at 10:00 a.m.

Lantana Clubhouse - 1821 Hwy A1A, Indian Harbour Beach FL

Minutes

1. Call to Order: The meeting was called to order at 10:00 am. Present were Doug Gibson, , Tom Kenney, Steve Lindsey, and Terri Williams. Shirley Huffman was absent
2. Quorum Established & Proof of Meeting Notice: A quorum was established, and the meeting was properly noticed 48 hrs. before the meeting.
3. Acceptance of meeting minutes dated 03-17-22: The Board spoke on March 17, 2022. The minutes were approved by common consent.
4. Keys Management Report : Rick delivered the managers report.
5. Board Report – President, Tom Kenney reported the lightning strike damage to building 4. The elevator circuit boards were needing replaced. The cement at the top of the tower top.
6. **Old Business**
 - a. Doug: Balcony Status Report: Doug delivered the balcony report. Some balconies are requiring more repairs than others. At this time the costs are running a little above anticipated and should balance out.
 - b. Tom: EVSE Report: Tom reported on the EVSE committee was formed to create ways in which the EVS owners to have an avenue for charging stations. This may be at the costs of the individual owners. There is conduit that could be used as a final solution. Estimates will be forthcoming.
 - c. Steve: Pool Gates Update: The gates are being fabricated. The Fire Marshall directed the gate locks are going to be changed so it is easier to leave the pool area. This will be a knob locking system. This will be a stainless steel hardware. A lever will be placed on the south gate to be ADA compliant.
 - d. Terri: Pool/Patio Furniture Update: The pool furniture has been delivered. The replaced furniture was donated but the umbrellas will be put up for sale when the new ones come in to recover money spent on the replacement furniture.
7. **New Business**
 - a. Move to ratify the following emergency actions taken by Pres. Kenney with BOD approval: McConkey Fire Sprinkler, INC to remove and replace four (4) RPZ 275 with new Wilkins 375 RPZ at the coast of \$27,018.00. Terri motioned to approve the McConkey Fire Sprinkler proposal to

remove/ replace four (4) RPZ 275 with the new Wilkins 375 RPZ at the cost of 27,018.00. Steve seconded the motion. With all in favor, the motion was approved.

1. Southern Post Tension Inc. to remove and replace 9 SQ. FT. area of damaged concrete for \$1,800. Tom reviewed the timeline and damage to the Building 4 stairwell well tower. Terri motioned to accept the Southern Post Tension proposal for \$1800.00 to replace 9 SQ. FT. of concrete. Steve seconded the motion. With all in favor, the motion was approved.

2. Space Coast Stucco quote to Stucco @ \$30 per sq ft and Paint (primer and finish) @\$10 per sq ft for buildings 2 and 4. Terri motioned to approve the Space Coast Stucco to Stucco @ \$30 per sq ft and Paint (primer and finish) @\$10 per sq ft for buildings 2 and 4. Steve seconded the motion. With all in favor, the motion was approved.

3. The two (2) elevator circuit boards were replaced as emergency maintenance items as the lightning strike damaged these boards. TK Elevator responded to replace the damaged circuit. The insurance company was notified of the costs of the repairs. There is a \$5,000.00 deductible that we will need to pay. Terri motioned to approve \$11,652.55 (an extra digit, check the exact amount) and \$18415.09 for the remaining costs to be reimbursed by insurance. Doug seconded the motion. With all in favor, the motion was approved.

Zigmund: Terri motions to ratify the actions taken by Tom Kenney to Zigmund Roofing to replace the garage tiles at \$820.00 and to be addressed again at the May 2022 meeting. Doug seconded the motion. With all in favor the motion was approved.

8. Committee Reports

a. Landscape Committee: Terri announced the new landscaping company, Sea of Green, has started. They will be given 30 days to do their work. After this time the committee will walk with Sea of Green to address any concerns.

b. ARC: It was mentioned the hard time to get the correct color for the tint of the windows. Tom mentioned the committee and Board are looking at creating an easier route to eliminate the extended work and time involved on this matter. Tom suggested the Board backs approving the applications based upon written specs. Terri motions to eliminate glass samples to approve window replacement and approve based upon written specs. Tom seconded the motion. With all in favor the motion passed. The approved window tint is Turtle Grey.

c. Welcome Committee: The committee is continuing to work on their documents.

9. Adjournment: With no more business at hand the meeting was adjourned at 10: 55 am.

10. Open Forum: the floor as opened for discussion.