

Lantana Oceanfront Condominium Association, Inc.

1821 Hwy A1A Indian Harbour Beach FL 32937

Lantana Board of Directors

Tuesday, May 31, 1:00 p.m.

Lantana Clubhouse - 1821 Hwy A1A, Indian Harbour Beach FL

Minutes

1. Call to Order: The meeting was called to order at 1:00 pm. Present were Doug Gibson, Tom Kenney, Steve Lindsey, Terri Williams, and Shirley Huffman.
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 04-21-2022: **The minutes were approved by common consent as amended.**
4. Keys Management Report: Status of all repairs to pass the Fire Marshall Inspection: Rick delivered the mangers report on the BOD Checklist and the Fire inspection items left to address.
5. Treasurer Report - Shirley Huffman delivered the Financial report. There was a report of 29 owners who have paid the Special Assessment in full.

The Board discussed moving the gates to reserves from the operating category. **Tom motioned to approve the gates into the reserved category from Operating. Shirley seconded the motion. With all in favor, the motion was approved.**

The Board discussed the Lightning damage. Terri motioned to pay the insurance claim deductible of \$5,000.00 from the Catastrophic Reserves. Steve seconded the motion. With all in favor, the motion was approved.

6. Board Report – President, Tom Kenney: Tabled to save time.
7. **Old Business 10 min**
 - a. Doug: Balcony Status Report: Lee went over the balcony work. It has been going well and to schedule. Tom thanked Lee for handing the balcony project.
 - b. Tom: EVSE Report: Tom went over the committee meeting. Two plans were presented. Plan B uses more power than FPL allots. \$13,000.00 plus. Plan C is conduits to the nearest attached garages and if an owner wants charging service the owner would be able to use the conduit. \$16,000.00 estimated just for conduit. Tom discussed the financing. By State Statute, the association must approve an owner

the right to a charging station. When the first person pays \$16,000.00 plus the circuiting, the association would pay \$8,000.00. The equipment would be common owners equipment for the association to maintain.

- c. Steve: Pool Gates Update: Steve spoke on the changing of the locks to comply with the Fire Inspection. The new gate locks will be installed in June. The lock on the outside to use the current key. The back side of the gate will work to exit without a key.

8. New Business

- a. Formally Ratify previous actions: 2 Elevator quotes: \$18415.09 and \$11652.55 to TKE, and \$820 to Zigmund for garage roof tile repairs.: Shirley motioned to ratify the vote. Tom seconded the motion. With all in favor, the motion was approved.
- b. Vote to approve stucco repairs on building 4 lightning strike area: Shirley **motioned to approve Space Coast Stucco for \$750. Steve seconded the motion. With all in favor, the motion was approved.**
- c. Vote to decide the source of Lightning Strike Insurance Deductible: see Treasurer's Report.
- d. Vote to replace Pool Transformers: **Tom motioned to approve \$1200.00. Steve seconded the motion. With all in favor, the motion was approved.**
- e. Vote for additional Video Cameras a) in the clubhouse, b) in lobbies, and end lots: Tome spoke on proposals received for adding cameras. Tom mentioned to the table at the moment being close to hurricane season and due to budget points. **Terri motioned to table this subject. Tom seconded. With all in favor, the motion was approved.**
- f. Vote to repair clubhouse hurricane shutter: Tom spoke on having a proposal of \$400.00 from Best Shutters. **Terri motioned to approve the Best Shutter to repair the second-floor shutter not to exceed \$500.00. Steve seconded the motion. With all in favor, the motion was approved.**
- g. Vote to replace pool maintenance vendor: Steve spoke on the vendor of the current pool company. The PH has been off when checked. Three different proposals were received. The highest was \$625.00 then the \$850.00 currently charged. **Steve motioned to approve Beach Pool Service at \$625.00 per month. Tom seconded the motion. With all in favor, the motion was approved.**

- h. Placeholder Discussion: new rules and: Tom spoke on the difference between the Documents and the Rules and Regulations. The Board will look at the way to handle violations with the current three-step system to a different way to address.
- i. Placeholder Discussion: changes to Declaration of Condo/Bi-Laws: Tom will be looking
- j. Placeholder Discussion: EVSE plans and financing: More information to come.

9. Committee Reports 10 min

- a. Landscape Committee: The committee spoke on the Sea of Green work, Sea of Green had submitted to remove three trees for \$800.00. This is removal, flush cut, and hauling away. Tom feels this is a positive change overall. Terri moves to approve the \$800.00 for the Sea of Green to remove the three trees. Steve seconded the motion. With all in favor the motion was approved.
- b. ARC: Steve Kempf delivered the ARC
- c. Welcome Committee: Working on meeting new owners and working keeping the ear to the ground on sales and rentals.

10. Adjournment: With no more business at hand the meeting was adjourned at 2:06 pm

11. Open Forum: The floor was opened to the attended owners.

Date: May 31, 2022

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