

## **Lantana Oceanfront Condominium Association, Inc.**

1821 Hwy A1A Indian Harbour Beach FL 32937

Lantana Board of Directors held a meeting on June 23<sup>rd</sup>, 2022, at 6:02 pm as at the Lantana Clubhouse, 1821 Hwy A1A, Indian Harbour Beach FL and online through a virtual meeting room provided by Zoom.

### Minutes:

1. Call to Order: The meeting was called to order, at 6:02 pm. 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. Acceptance of meeting minutes dated May 31<sup>st</sup>, 2022. Terri made a motion to approve the minutes as amended, Shirley seconded the motioned, motion approved.
4. Keys Management Report: Rick is absent, no report
5. Treasurer Report: Shirley Huffman reports, Special assement column added to our fund balance sheet to accurately reflect our income and expenses. The clubhouse elevator will have to replaced by year end of 2023, funds currently in the reserves.
6. Board Report: President Tom Kenney delivered his report, maintenance updates and CAM punch list discussed.
7. Old Business
  - a. Concrete/Balcony Status Report: Doug reported that Space Coast Stucco has completed most of their work, painting is finishing up. The tracks and shutters are scheduled to be installed sometime in the next 7-10 days. The entire property is scheduled to be done by July 4<sup>th</sup>, 2022
  - b. EVSE Report: Tom reports, the final committee report options are as follows: #1 allow Level One charging as is and have the owner pay a monthly fee, based on the written regulations. #2 Shared Charging Stations, one on north lot and an additional on south lot, cost \$8k-10 per station, payback 3yrs per charger. #3 Association pays for Level 2 charger electrical infrastructure to garages, approximately cost to association is \$6,400.00 per building. This option includes financial management, recovery of association costs by owners installing EVSE chargers, tracking, insurance policy and procedure changes. Owners will pay for complete installment of electrical lines and have their own meters. The final option #4, is to allow owners to

follow all procedures to complete the install of chargers at their own expense, following all ARC guidelines, city permits, additional insurance coverage, etc.

- c. Pool Gates: Steve Reports the company has a few issues to remedy and is dealing with staffing issues, unknown time to complete.

#### 8. New Business

- a. Dune Breach water diversion, Shirley reported we have a quote from Sea of Green to de-thatch the grass for better drainage in front of 1791, Building 1 at the cost of \$700.00. We will continue exploring a long-term solution since the ground in sunken needs to have an engineering company review. We will defer the thatching at this time.
- b. EVSE Plans and Financing Vote, Tom moved to approve Task 3, on a provisional basis only once an owner submits an installation request and only for that portion of the building. The Association will install a Level 2 Charging Station **Infrastructure only** at a maximum cost of \$6,400 to the association **only one building this fiscal year**, pending approval by legal counsel, Shirley seconded the motion. A discussion ensued, Tom moved to amend the motion to read infrastructure only, Shirley seconded. Steve moved to amend the motion to include only one building this year, Tom seconded, a vote was called all in favor, motioned passed as amended above.

#### 9. Committee Reports

- a. Landscape Committee: Shirley reported the committee will be doing a complete walk through with Sea of Green on July 28<sup>th</sup> to discuss our landscaping and any issues.
- b. ARC: None

10. Adjournment: With no more business at hand the meeting was adjourned at 7:37pm.

11. Open Forum: The Floor was opened for owner comments.

Submitted by:  
Terri Williams, Secretary  
Lantana Oceanfront Condominiums