

Lantana Oceanfront Condominium Association, Inc.

1821 Hwy A1A Indian Harbour Beach FL 32937

Lantana Board of Directors held a meeting on August 25, 2022, at 10:00am at the Lantana Clubhouse, 1821 Hwy A1A, Indian Harbour Beach, FL & a virtual meeting provided by Zoom.

Minutes:

1. Call to Order: The meeting was called to order, at 10:04 am Present were Doug Gibson, Steve Lindsey, and Terri Williams. President Tom Kenney and Shirley Huffman were virtually present via Zoom.
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 July 29th, 2022, Tom made a motion to approve the minutes, seconded by Steve, motion passed.
4. Keys Management Report: Rick is absent, no report
5. Treasurer Report: Shirley Huffman provided an update on operating funds, estimating a net income loss of approximately \$3,000 at the end of the year. Reserves currently at \$267,019.46. Update on Special assessment, received to date \$359,306.76, Expected payments 2022, \$135,000 and 2023, \$81,725. Special assessment funds available in 2023 are estimated to be \$139,055.28. Shirley moves to transfer \$10,000 into the Catastrophic Loss Account, Tom seconded the motion, all in favor and motion passed.
 - a. Investment of Reserve Funds: Discussion about investing in a higher yield CD or a Treasury Bill.
 - b. Budget Committee: 2023, Shirley Huffman, Lee Vernon, Doug Gibson, Bud Nicol, Kevin Shaw, Paul Mifsud and Debbie Currie.
6. Board Report: President Tom Kenney delivered his report: Tom will schedule a special meeting to discuss the updates to the Rules and Regulations, providing a 14-day notice to residents. Once adopted, the owners will have a 30-day period to review the adopted changes. EVSE has been approved by the board pending a legal review. We are seeking bids for the concrete project for 2023 and need a volunteer to step up as project manager. Steve Lindsey has offered to volunteer to assist with project management in 2023.
7. Old Business
 - a. Doug, Maintenance Report: Progress with Y & A is going well, working on safety issues, covers for exhaust fans, doors closing properly and preparing for 2nd Fire Marshal inspection in September.
 - b. Steve, EVSE Report: Discussed options using the existing Club House transformer which is currently at 30% capacity.

- c. Doug, Building 1 Dune Flooding Repairs: Dunes, we are waiting for engineering report and IHB City approval. Tom added, discussions are continuing on the previously approved solution.
- d. Tom, Lantana Website Support: Tom is backing away at the end of 2022 and looking for volunteers to update and maintain.

8. New Business

- a. Steve, Repair 24 Garage Down Spouts with splash boxes, 4 Quotes: All Florida \$1,800, Gutters Unlimited \$1,680, Space Coast Rain Gutters \$2,400 and Jeremiah's Insulation and Gutter (Does not include splash box) \$1,440. Steve moves to accept Gutter's Unlimited bid for \$1,680.00, not to exceed \$1,800, seconded by Tom, all in favor and motion passed. This is a reserve fund repair for west structures.
- b. Terri, (8) Lobby Gardens, 2 Quotes: US Lawns \$8,500, Meyers \$7,101. Steve moved to update the lobby gardens not to exceed \$9,000, Tom seconded after discussion the motion was withdrawn by Steve and Tom seconded until after the residents are polled.
- c. Doug, Golf Cart Storage and Storage for other items: Garage Storage, excess roof tiles and holiday decorations need to be stored properly per the Fire Marshal. Doug moves to pay \$80 per month for golf cart storage and up to \$85 per month for off-site storage, not to exceed \$750 for remainder of 2022, motion withdrawn after discussion. Doug moves to store the maintenance cart for \$80 a month here at Lantana, Tom seconded, all in favor motion passed. Doug moved to store miscellaneous items in an off-site storage at \$85 a month, Steve seconded all in favor, motion passed.
- d. ALL, Property Management Discussion: As it has become evident that our current management company is not serving the needs of our community, members of the board have interviewed several different property management companies. We currently have (3) bids for property management: Dependable Property Management, Bella Vita Property Management, and BP Davis Property Management. We need to ensure our CAM is contractually obligated to very specific duties, inspections, violations, financials, acknowledgments and responses to owners' requests and on-site visits. Doug moves to give 30-day notice at the end of August to terminate Keys on September 30th, 2022, seconded by Terri, after discussion Doug amended the motion to give 30-day notice at the end of August to terminate Keys September 30th and contract with Dependable Property Management beginning on October 1st, for one year, seconded by Terri. Tom Kenney called a vote: yes, Doug, Terri and Steve, no votes, Tom and Shirley, motion passes 3-2.

9. Committee Reports

- a. ARC: Tom motions to approve windows for unit #2306 for \$7,892 Better Built as the contractor, Shirley seconded, all in favor motion passed. ARC Approvals, approved by the BOD, Unit 2403, Hurricane shutters ARC Approvals 3/3/22, Unit 3203 Remodel ARC Approved 5/15/22, Unit 4201 Sliders ARC Approved 6/1/22, Unit 2206 Windows and sliders ARC Approved 6/29/2022

10. Adjournment: With no more business at hand the meeting was adjourned 1:07pm

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

Submitted by:

Terri Williams, Secretary

Lantana Oceanfront Condominiums