

Lantana Oceanfront Condominium
Board Meeting, February 28, 2023, 4:00p.m.
Clubhouse and via Zoom

Minutes

Meeting was called to order by Mr. Steve Lindsey, Pres. at 4:04 p.m. All 5 Board members were present and a quorum was established. In person also in attendance were 2202,1106,3403,2102, 2404, 4201, 3304,3205, 2401. Via Zoom were Mifsud, Siddigui, Hughes, Logan, Barberas, Shoemaker, Feldbauer, Doris, Scarlett.

Motion by Ms. Taylor, 2nd by Mr. Lindsey to approve the minutes of Jan 34, 3024. Passed with all voting yes.

Motion by Ms. Taylor, 2nd by Mr. Piakis to approve the minutes of Feb 6, 2023. Passed with all voting yes.

Item #

1. Update of lawyer meeting – Mr. Lindsey met with the lawyer. He is working on an update on service/emotional support animals. Also advised not to issue a newsletter to the owners.
2. Update on completed projects – Beach crossover – It is now fixed and on time.
3. Update on balcony projects – it is about 1/3 complete. Stucco work should begin in about a week. First invoice was for \$74,360 and has been paid. 256k is for the total project. This is approximately 40K less than anticipated.
4. Mansard roof replacement – Building 2 – in the budget for 2023, (Building 3 in 2024, Building 4 in 2025). Bartow quoted \$74,360 and Bo Roofing quoted \$154,000. Will be done at a later date, hopefully before hurricane season.
5. Landscaping - \$10,475 for the river rocks install in all four buildings. \$1,200 for irrigation changes needed. Total job is \$11,695. Motion by Ms. Taylor, 2nd by Mr. Lindsey to approve this not to exceed 12K. Passed with all voting yes. Motion by Mr. Barnes, 2nd by Mr. Piakis to fix the hedges out front at a cost of \$984. Motion passed with all voting yes.
6. Budget Update – Mr. Barnes discussed the budget. The financial reports have been submitted for October, November and December for review and approval. Monthly reports should be available going forward.
7. Wed Site update – Mr. Barnes is learning how to update the site now.
8. Welcome committee – Ms. Kalman reports that a welcome package has been developed and will be sent or delivered to all new owners.
9. Insurance update – Committee is awaiting answers from Vic at Assured Partners on questions that were discussed.

10. Infrastructure and ARC update – Mr. Piakis reports that 4204 and 2101 are in ARC review at this time. Exterior lights are being replace as needed. The pool is being deep cleaned at this time and hopefully will be open by Saturday.

11. Secretary – Ms. Taylor has nothing to report at this time.

12. Clubhouse crawlspace – a contractor is being sought to do this work.

Adjournment – Motion by Mr. Barnes, 2nd by Mr. Lindsey to adjourn. Meeting adjourned at 5:32 with all members voting yes.