

Lantana Oceanfront Condominium
Board Meeting, March 28, 2023, 4:00p.m.

Via in person and Zoom

Minutes

Meeting called to order by Mr. Lindsey at 4:03p.m. All Board members were present and a quorum was established.

Present via Zoom: Wayne Feldbauer, Tom and Barbara Kenney, Mark Shoemaker, Debbie Curie, Chip Taylor, Jeanie Hughes, and Stephen Kempf. Angela and Rich Phillips of Dependable.

Present in person: Ray Macaluso, Beth Lindsey, Doug Gibson, Tony Falco, Cherlyn Barnes, Jeff Greubel, Mark Shoemaker, Lee Vernon.

Motion by Mr. Lindsey, 2nd by Ms. Kalman to approve the minutes of February 28, 2023. Motion passed unanimously by all BOD members.

Items:

1. Update on lawyer meeting – Mr. Lindsey discussed unauthorized renovation in condo 2101 and short-term rentals concerns in condo 4102. Cease and desist letter is being prepared by the board attorney for 4102.
2. Balcony update – project is 55 days in and should take about 70-75 work days to complete. Overbudget by \$3000 in Bldg. 1.
3. Mansard roof quotes – for Building 2. Motion by Ms. Taylor to accept the one from Barfield at \$74,360, 2nd by Mr. Lindsey. Motion passed unanimously.
4. Roof Door replacement – there are eight doors that need replacement. Quote from Allied Doors is \$25,746. Motion by Mr. Lindsey, 2nd by Ms. Kalman to approve \$25,746.40 for Allied Doors to replace. Discussion. Mr. Barnes suggested that the Motion be amended to approve replacement of the doors with a NTE (Not to Exceed) figure of \$26,000. Mr. Lindsey so Amended the Motion which was again Seconded by Ms. Kalman. Discussion was held among the Board regarding checking with one other company. Motion passed 4-1 with Mr. Lindsey, Ms. Kalman, Mr. Piakis and Mr. Barnes voting for yes. Ms. Taylor voted no.
5. Clubhouse slider replacement – quote from Brooks Glass of \$7283. Motion by Ms. Taylor to approve the clubhouse slider replacement by Brooks Glass with a NTE figure of \$7300, 2nd by Ms. Kalman. Motion passed unanimously.
6. Landscaping committee – Hedges have been replanted and the lobby gardens are scheduled for April 5, 2023.
7. Budget update – Mr. Barnes discussed the budget for 2023. No P&L statements available yet for January or February, 2023. Further work is being done on the P&L Statements for October, November, December, 2022.

a. auditors are under signed agreement

b. Operation and special assessment are in the same account and will be separated in the future.

8. Web site update – Mr. Barnes is continuing to work on. Plan to change the website password later this year.

9. Y & A update – contract period was through December 31, 2022. They are continuing on a month-to-month basis. Discussion on following contract which requires a monthly maintenance report for the board prior to the board meeting. Angela requested that all work orders go through Dependable so they have an ongoing data base of work orders and can then answer residents' questions on work orders. Currently work orders sent to the outlook site are not being sent to Dependable.

10. Welcome committee – Ms. Kalman said welcome packets are now available.

11. Insurance committee – Waiting to talk to Assured about renewals in Dec.

12. Infrastructure Committee – ARC forms need to be updated on the website.

13. Secretary report -none.

14. Clubhouse crawlspace – done in the Mens room. Rodents found in crawlspace. This is being addressed. Will need duct work in the near future to repair damage.

Mr. Lindsey made a motion to adjourn at 5:27 p.m., 2nd by Mr. Barnes. Motion passed unanimously.

Meeting adjourned at 5:27p.m

Approved on April 27, 2023