

## Lantana Oceanfront Condominium Board of Directors Meeting Minutes

April 27, 2023 4:00 PM

Clubhouse

1. Meeting was called to order by Mr. Steve Lindsey at 4:03 PM
2. The following BOD members were present: Steve Barnes, Amy Kalman, Steve Lindsey, Steve Piakis. A quorum was established, and the meeting was posted properly.
3. Motion by Mr. Lindsey, 2<sup>nd</sup> by Ms Kalman to approve the minutes of March 28, 2023. Motion passed unanimously.
4. Update on lawyer meetings – still in works and should have report in June.
5. Balcony update – total cost is estimated at \$443K: \$324K to Southern Post and Tension and \$68,382 to Space Coast Stucco. MBV Invoices are still outstanding.
6. Mansard Roof Replacement – Building 2 is in progress. Teardown is almost complete. Barfield is doing the project.
7. Roof Door Replacement – contracted. Doors are on order. Locks will also be replaced.
8. Pool Door Slider Replacement – on order. About a 6–8-week delay.
9. Lobby Gardens – Plants, river rock, and irrigation have been installed. Irrigation will be tweaked and likely switched to shorter risers.
10. Budget update – Mr. Steve Barsed reported.
  - Audit – yearly audit is underway.
  - Cash flow – going to be tight in the next few months since all balcony invoices will be paid in by May.
  - Total of all funds – Balance is \$776K total liquid assets.
  - Financials – reports are still being updated.
11. Website update – Still continuing to locate and post documents from 2021-2023.
12. Y & A update – Steve Lindsey reports that he is working with Daniel on additional projects and they will be doing A/C inspections in May.
13. Welcome Committee – Ms. Kalman reports that there have been a couple of closings in the last few weeks and a paint color has been selected for the lobbies. Lobby updates planned for later in the year.
14. Insurance Committee – Amy Kalman. No updates.
15. Infrastructure Committee – Steve Piakis
16. A/C ductwork – motion by Mr. Piakis, 2<sup>nd</sup> by Mr. Lindsey to accept a proposal not to exceed \$10K for ductwork and painting. Motion passed unanimously. Y & A came in at \$12K for total work, Ellington for \$5500 for ducting only and Mac5 Services for \$7248 for ducting only.

17. BOD reorganization

Motion by Mr. Lindsey, 2<sup>nd</sup> by Ms. Kalman for Ms. Kalman to assume the position of Secretary.  
Unanimously approved by the BOD

Motion by Mr. Lindsey, 2<sup>nd</sup> by Ms. Kalman to appoint Mr. Tony Falco as a Director at Large to the BOD.  
Motion passed unanimously.

18. Tony Falco made a motion to adjourn the board meeting at 4:51 PM. The motion was seconded by Steve Lindsey and approved 5-0.

**Approved on May 30, 2023**