

Lantana Oceanfront Condominium Association

Board Meeting, June 27, 2023, 4:00p.m.

Clubhouse

Minutes

Meeting was called to order at 4:03pm. By Mr. Steve Lindsey, President.

In attendance were all BOD members with the exception of Ms. Kalman, Also in attendance were 3404, 3205, 3402, 4301, 3306, and 4401.

Motion by Mr. Lindsey, 2nd by Mr. Falco to approve the minutes of May 30, 2023. Motion passed unanimously.

1. Welcome Committee – 4201 was left a note. They were not home. 1106 is under contract but has not closed. 2202 received a welcome package.
2. Insurance Committee – American Coastal is pulling out of coastal properties.
3. Lawyer Meeting – scheduled for June29 with Mr. Lindsey.
4. Mansard Roof Replacement – Building 2 needs some additional work and Building 3 needs some flashing repair. Holding back \$2500 until completed.
5. Roof Door Replacement – running a little behind due to lead time for doors and parts.
6. Clubhouse Sliders Replacement – Motion by Mr. Lindsey, 2nd by Mr. Piakis to replace the rollers on the Clubhouse sliders by Brooks Glass at a cost of \$892. Motion passed unanimously. Motion by Mr. Lindsey, 2nd by Mr. Piakis to replace the shutters on 1 sliding Clubhouse door at a cost of \$3600 by Best Shutters. Motion passed unanimously.
7. Water Pressure Options – 1. Main incoming valves are 2” in diameter and pipes are 4” in diameter. Some 4th floor units are experiencing water pressure issues. 2. Could require changing out the valves at a cost of approx. \$2500. Will be tabled until next meeting.
8. Landscaping Committee – There are 3 dead palms in the front and will be removed by the landscaper at a cost of \$1000. The 56 palms need trimming. Motion by Mr. Lindsey, 2nd by Mr. Piakis to have these trimmed at a cost of \$2240. Motion passed unanimously.
9. Lightning Strikes – Mr. Falco is researching grounding and power surge control systems for our condo buildings. Bonded Electrical sent Jim Henson over to inspect and will be providing a proposal this week. Pingston Electric and Central Lighting (Orlando) are also giving estimates. Building 4 may have a ground fault.
10. Budget update – please check out the website where Mr. Barnes has posted his report on this. There is a letter and spreadsheet available for review.
11. Y & A update – no report.

12. Infrastructure Committee – a/c inspection are complete and owners have been sent notes for any repairs necessary.

13. ARC – unit 4406 shutters and lights are coming.

14. Rodents – Truly Nolan is dealing with rodent issues on site. Baits have been placed around the perimeter of all buildings for control.

15. Elevator Modernization – roughly 75K from Skyline elevator to complete and will wait until the Fall to consider.

Adjournment

Meeting adjourned at 5:54p.m.

Minutes approved August 1, 2023