

Lantana Oceanfront Condominium

Board Meeting

August 1, 2023, 6:00pm.

Clubhouse

Minutes

Meeting was called to order by Mr. Steve Lindsey, President. All BOD members were present either in person or via Zoom.

1. Quorum was established. Also in attendance were Units 4104, 3403, 3402, 4301, and 3304. Via Zoom were 4206, 1401, 3401, 3405, and 4302.
2. Motion by Mr. Barnes, 2nd by Mr. Piakis to approve the minutes of June 27, 2023. Motion passed.
3. Welcome Committee – Unit 1106 closed.
4. Insurance Committee – no report at this time.
5. Lawyer – Mr. Lindsey is working on this.
6. Roof Door replacement –about half the doors are completed.
7. Clubhouse sliders and shutters – complete.
8. Palm Tree trimming – complete.
9. Lighting and surge protection – Mr. Falco is working on this project.
10. Budget update – please review Mr. Barnes’ report for details on what is going on. It is attached to the minutes.
11. Website update – nothing to report at this time.
12. Y & A Update – nothing to report at this time.
13. Infrastructure – nothing at this time.
14. ARC update – 2201, 2203, and 2206 have applied and been approved for proceeding.
15. Clubhouse Elevator modernization – needs to be done by the end of the year. Skyline Elevator has a proposal for 75K which is being considered by the BOD.

Adjournment

Meeting adjourned at 7:15p.m.

Approved on September 28, 2023

Treasurer's Report July 2023

1. Status of our bank accounts (from bank statements)

The numbers below are from bank statements as of July 31, 2023.

- **TD Bank Checking** - \$111,040.87 (Operating Fund)
- **TD Bank MMkt** - \$317,043.61 (Pooled Reserves Fund)
- **Valley Bank MMkt** - \$41,771.33 (Catastrophic Loss Fund)
- **Valley Bank Line of Credit** - \$250,000.00 (credit available but not in use)

2. Special Assessments Status - As a review, the two special assessments were created to fund the balcony repair for all four of our buildings. All repairs have been made and the bills for those repairs have been paid. Below is a recap of the costs and the funding available to pay for the costs.

2023 Balcony Repair costs → \$445,058.35

2023 Balcony Repair Funding →

Remaining SA \$ from 2022	\$134,533.60
Special Assess #2 (thru Sep)	<u>\$288,000.00</u>
	\$422,533.60

The money collected for both special assessments (including funds still being collected) has all been spent. It did not completely pay for all of the repairs. Pooled reserve funds will be used to pay the invoices for the balcony repair until all of the special assessment money is collected. The funds for special assessment #1 (a total of \$576,000.00) have been collected. **The funds for special assessment #2 are still being collected.** As of July 31, 2023, **\$85,000.00 remains to be collected.** As that money comes in, it will be used to replenish some of the pooled reserve funds used to cover the shortfall for the repairs.

3. Completed Project Updates - Below is a summary of the projects we have done so far this year (some planned, some not planned). The summary includes project cost, funding source, and any overage or savings we were able to achieve:

Project	Cost	Funding Source	Over/Under
Balcony Repair	\$445,058.35	Spec Assess/Reserves	(\$22,525.75) over
EV Improvements	\$6,680.48	Reserves	\$2,468.52 under
Dune Crossover Repair	\$6,497.00	Reserves	\$21,761.00 under
Lobby Gardens	\$12,656.00	Operating Fund	\$12,656.00 unplanned
Mansard Roof Bldg. 2	\$74,360.00	Reserves	(\$8,780.00) over
Roof Doors	\$25,746.49	Reserves	Under budget
Clubhouse Sliders	\$7,284.00	Reserves	Under budget
Clubhouse Ducting Repair	\$6,980.00	Operating Fund	\$6,980.00 unplanned

4. Upcoming Project Updates - There are several projects that will require our attention very soon or before the end of the year. They are:

- **Clubhouse Elevator Modernization**—this elevator needs to be refurbished or replaced to meet a change in building code. It will be accomplished with reserve funds. It must be done by the end of 2023.

- **Lobby Doors/Lobby update**—the doors need to be refurbished or replaced. The lobbies need to be painted and spruced up. This will be covered by reserve funds. We will attend to this after September.
- **Clubhouse Shutters (upstairs)**—two of the hurricane shutters on one side are broken/inoperable. Their repair has been scheduled and will be covered by reserves (\$3600.00, on budget).
- **Catwalks resurfacing and West-facing Handrails**—these are included in the 2023 reserve schedule and will be looked at later this year.

5. Lightning Strikes

Building 1 and building 4 each experienced a lightning strike earlier this year. The strikes did significant damage to the elevator circuit boards in both of the elevators. The cost to repair them was significant too. **Building 1 repair was \$17,641.47 and building 2 repair was \$31,569.94.** We have filed an insurance claim for each building. The insurance claims will cover all of the costs except for the deductibles. Unfortunately, the deductible for each claim is \$10,000.00, a total of \$20K. That is \$10K above the catastrophic loss amount in the reserves. We will save money in another area of the reserves to cover this.

6. Operating Fund Status - Our operating fund expenditures are currently in-line with budget. Right now, the only area we are slightly over is the elevators. It is high because we have paid for the repairs for the lightning damage. Once the insurance claim is paid, that item in the budget will where it should be. We will keep a close eye on our expenses over the next few months to insure we stay on track with the budget. Below is a “cash basis” summary of how much of our operating budget we have spent so far:

Expense	Budget	YTD	Budget Remaining
Admin, Legal, Audit, Mgmt.	\$41,590.00	\$15,156.47	\$26,433.53
Insurance	\$213,259.00	\$112,075.04	\$101,183.96
Bldg. Repair, Supply, Maint.	\$158,633.20	\$73,116.40	\$85,516.80
Fire Safety System	\$23,826.70	\$19,437.00	\$4,389.70
Ground Maint., Landscape	\$68,892.00	\$32,532.16	\$36,359.84
Mechanical Sys, Elevators	\$16,655.00	\$25,945.74	(\$9,290.74)
Pool, Clubhouse	\$9,000.00	\$4,380.37	\$4,619.63
Utilities	\$110,064.89	\$33,462.42	\$76,602.47
Total	\$648,212.79	\$316,105.60	\$332,107.19

For those of you interested in a more detailed view of our finances, financial statements for January through June will be posted on the Lantana website. Thank you for your patience regarding these statements.

7. Audit - The audit for 2022 is still in progress. Updated financial information has been provided to the accounting firm. When the audit is completed, we will post the results on our website.

8. AppFolio eCheck Charge - AppFolio, the company that provides property management software to Dependable Property Management (DPM), no longer waives the transaction fee for payments made by eCheck. **You will be charged \$2.49 by AppFolio if you use the portal to make payments.** You can avoid the fee by: **1) sending a check in the mail to DPM; or 2) use your bank/credit union to make your payment via their electronic “billpay” process.** In the case of my credit union, they send a check for me at no charge. The paper check they send takes 3-5

business days to arrive in the mail, so I plan accordingly. Here's DPM's new address as of August 4, 2023:

**Dependable Property Management
2194 Hwy A1A, Suite 209
Indian Harbour Beach, FL 32937
Emails and phone number are the same**

That's it for the July. Contact the Board with any questions you may have.

Steve Barnes

Lantana Oceanfront Condominiums Treasurer