

Lantana Oceanfront Condominium
Board Meeting, August 29, 2023, 6:00pm
Clubhouse and via Zoom

Minutes

Meeting was called to order by Mr. Steve Lindsey, President, at 6:02p.m. Board members present included Mr. Lindsey and Ms. Kalman in person and Mr. Steve Barnes and Mr. Tony Falco via phone. Clubhouse attendees included 3402, 3404, and 4301. Zoom attendees included 1305, Mr. and Ms. Hughes, Mr. and Ms. Kenney, Felicia, and Mr. Steve Kempf.

Quorum was established and the meeting was posted properly.

Motion by Mr. Falco, 2nd by Ms. Kalman, to table the August 1st minutes. Motion passed.

4. Welcome Committee – nothing to report at this time.
5. Insurance Committee – likely will have a meeting with Vic from Assured Partners in October.
6. Lawyer Meeting – most of the issues have been resolved.
7. Roof door replacements – 7 of 8 have been completed. Should be complete by the end of Sept.
8. Clubhouse shutters – companies are unavailable at this time. May have to repurpose plywood if necessary.
9. Lightning protection systems: Mr. Falco received bids. Three quotes obtained for 4 residential buildings (not including recommended surge protection for electrical distribution panels and elevator control panels in all 5 buildings). Bonded Lightning Protection - \$114,000; Total Power Systems - \$80,500; Jasper Thompson - \$58,210 (all for a rooftop ESE system). Surge protection only for all buildings, including clubhouse: Bonded - \$15,000; Total Power Systems - \$22,670; Jasper Thompson - not offering; Pingston Electric - \$5,806; Brevard Electric - no bid. Tony will seek another bid for surge protection and will do a summary report to be attached to future minutes as Angela suggested.
10. Budget update – Mr. Barnes discussed the current budget.
 1. September is the final month for all special Assessments to be paid.
 2. Audit – files have been sent over to the CPA to complete the audit.
 3. Draft copies of both the June and July financials are on the website.
 4. Working on the financial reports and a different format for the spreadsheets.
 5. Will be working on the budget for 2024 in October.
 6. Big projects left – clubhouse elevator, surge protection, lobbies (painting and maybe furniture).
11. Website Update – Mr. Barnes has added some new documents and taking suggestions for anything else to add.

12. Y & A update – a chart or spreadsheet is needed to track what Daniel does. Weather Engineers fixed an a/c problem at a cost of \$1800.

13. Infrastructure – no report.

14. ARC – 3405 approved for new slider. 1106 – no AMA is required, 1204- new kitchen remodel is approved.

15. Clubhouse Elevator update - \$115K is available in the reserves. TKE proposes a new elevator at a cost of \$135K. Skyline Elevator will modify to meet the new laws at a cost of \$70K. A Delaware Elevator proposal is coming. In October will be discussing painting the catwalks and repair or replacement of some railings.

16. Update TD bank signatures – needs to be updated to include only the following names on the signature cards: Michael S. Lindsey, Stephen R. Barnes, and Angela M. Phillips. Thomas Kenny, Shirley Huffman, and anyone else not on the list of approved signers needs to be removed.

17. Adjournment – motion by Mr. Lindsey, 2nd by Mr. Falco to adjourned. Meeting adjourned at 6:50p.m.

OPEN FORUM on separate attachment

Approved on September 28, 2023

OPEN FORUM

Ray Macaluso - Updating website – please update BOD members with contact info.

Steve Kempf - Opening page on Lantana website. Need to know who to contact on weekends

Tom Kenney - general maintenance and repairs is included in the special assessment and operating budget. Insurance costs are going crazy. Can Lantana get a confirmation that they will be insured come Jan?