

Lantana Oceanfront Condominium

Board Meeting, September 28, 2023

6:00p.m.

Clubhouse

Minutes

Meeting was called to order by Mr. Steve Lindsey at 6:06 PM. Board members present included Mr. Steve Lindsey, Mr. Steve Barnes, Mr. Steve Piakis, Mr. Tony Falco, and Ms. Amy Kalman. Quorum was established and the meeting was posted properly. Also represented either in person or via Zoom included 3402, 4301, 3404, 3401, 3304, 1401, 3405, 4206.

3. Motion by Mr. Lindsey, 2nd by Mr. Falco to approve the minutes of August 1, 2023, and August 29, 2023. Motion passed unanimously.

4. Welcome Committee – Ms. Kalman reports there are three active listings in Lantana currently, and no pending sales.

5. Insurance Committee – Ms. Kalman reports that Victor from Assured Partners is working on getting quotes. Victor does not recommend a LOMA appeal, as our rating of a 2.0 under the new system reduced our flood premiums.

6. Clubhouse Shutters – Mr. Piakis reports three vendors are submitting quotes. Best Shutters, East Coast Shutters, and Brevard Shutters. Best Shutters came in the lowest at \$3600 (for one set), when they quoted us back in 2022. They previously said they would honor that price, but they have been non-responsive (likely due to being busy in the middle of hurricane season and this being a small job). The Board has decided to wait until we get closer to knowing our year-end budget before deciding. In the meantime, plywood has been secured and will temporarily be used for storm protection, if needed. Once shutters are in place, the plywood will then be cut down and re-used to protect the elevator floors (when in use by contractors/movers, etc).

7. Lightning and Surge Protection – Mr. Falco reports that three bids have been received for lightning protection ranging from \$58,101 to \$114,000, with Jasper Thompson being the lowest. Surge protection also had three bids ranging from \$5805 to \$15,000, with Pinkston Electric coming in the lowest. Residents can refer to the Lantana website where Mr. Falco's detailed summary report on this topic is posted.

Motion by Mr. Falco, 2nd by Mr. Lindsey to select Pinkston Electric to install surge protection on the main distribution electrical panels and the elevator panels in each of the four main buildings at a cost of \$5,805.75. Motion passed unanimously. Consideration of installing ESE system for lightning protection will be discussed down the road.

8. Budget – Mr. Barnes discussed the budget. The Operation acct has \$162,000 and Reserves has \$360,000. All special assessment funds have been collected. The audit has been completed and we are waiting for the report. Lightning strike repairs have been completed and insurance claims have been settled. After the insurance payout, about \$20K is still owed, which can be paid from either the catastrophic fund portion of Reserves acct, or possibly out of the Operating Budget. Will have better idea

by next month if we can pull the funds from the operating budget. The tax return is being completed and no money is owed. Financial statements through July have been posted on the website. The Treasurer's report has also been posted on the website. Budget planning will be starting, and we will be contracting out to do the condo reserve study. Will need to gather information on the life expectancy of items and will need to determine when certain maintenance items were last done. Longer-term residents may be able to help with some of this.

9. Web Site Update – Mr. Barnes is still adding info to the website. He has been checking documents for accuracy and making updates and corrections as needed.

10. Y & A update – Currently about \$3K under budget.

11. Infrastructure committee – Mr. Piakis reports that the roof doors are complete and will be painted by Daniel. We still need to replace 2 additional doors: The Elevator room door needs to be replaced; it does not meet code. There is a door in building 3 or 4 that is rusted and will need to be replaced.

12. ARC updates – Mr. Falco reports that no ARC applications have been submitted. In preparation for the Huffman's shutter installation, the Huffman's properly prepared and then painted the areas where the rail was removed. Two post tension cables need to be replaced at a cost of approx. \$8K. Mr. Lindsey suggests we have Daniel 'check-in' when work is being done to ensure the correct size nails and screws are being used, etc. to help avoid costly tension cable repairs in future.

13. Lobby Updates – Ms. Kalman reports that the 'floating' flooring that was donated to Lantana is not recommended for use in commercial spaces. Quotes are currently being obtained from 3 vendors to replace the flooring in the lobbies and elevators, with either tile and/or LPV. Tile is not recommended in elevators (it will not adhere to the surface), but tile is more durable and recommended for use in the lobbies. Furniture quotes and estimates for painting the lobbies are also being obtained.

14. Clubhouse Elevator Modernization – Three quotes are being considered. One from Skyline Elevator at a cost of \$89,875, one from Maury Elevator at a cost of \$80,050 and one from Oracle Elevator at a cost of \$67,880. All use 'industry standard parts' which means we would be able to use whomever we want for maintenance. Legally we need to decide and sign a contract before the end of the year, or we will be fined. If a decision is made after January 1st, we will also be required to install a 3-D video system for an additional \$10K. Mowry also quoted a new pump, \$9500 during modification and \$15,600 after modernization. Decision to be tabled until the October meeting to allow time for everyone to review the quotes.

15. Truly Nolan Roof Exclusion Contract – Motion by Mr. Lindsey, 2nd by Mr. Piakis to award contract, not to exceed \$2K to screen all rooftop vents with aluminum mesh to prevent rodent intrusion. Motion passed unanimously.

Adjournment.

Motion by Mr. Lindsey, 2nd by Mr. Piakis to adjourn. Meeting adjourned at 7:15p.m.

Approved on 10/26/2023