

Lantana Oceanfront Condominium

Board Meeting

October 26, 2023, 6:00p.m.

Clubhouse

Minutes

Meeting was called to order by Mr. Steve Lindsey, Pres. at 6:07p.m. All Board members were present, and a quorum was established.

1. Motion by Mr. Barnes, 2nd by Ms. Kalman to approve the minutes of September 23, 2023. Motion passed unanimously.

2. Welcome Committee – No new or pending sales to report.

3. Insurance Committee – Will be scheduling appt. with Vic from Assured Partners in November to review insurance options.

4. Clubhouse Shutters – Mr. Piakis reports that Best Shutters will honor their prior quote to replace the Northern clubhouse shutter. It should be installed prior to Thanksgiving. Will budget to replace the Southern door for next year.

5. Lightning and Surge Protection – Mr. Falco reports that all buildings now have surge protection devices.

6. Elevator Upgrade – 3 quotes obtained from highly rated companies:

A. Premier Elevator -\$67,880 to replace, \$155/month maintenance, and a 1-year contract with a 90 day out.

B. Skyline Elevator - \$74,472 to replace, \$155/maintenance.

C. Mowrey- \$80,550 to replace, \$152/maintenance.

Motion by Mr. Lindsey, 2nd by Mr. Barnes to use Premier Elevator not to exceed \$70K. Motion passed unanimously.

7. Budget Update:

A. Mr. Barnes is running the preliminary budget and then will have a small committee review.

B. Looking to do the SIRS (Structural Integrity Reserve Study) in 2024, and several quotes are back.

Motion by Mr. Barnes, 2nd by Mr. Lindsey to contract up to \$7k for the SIRS. Motion passed unanimously.

C. September financials have been posted online.

D. The audit firm charged an additional \$1500 to complete the audit.

8. Website update – Will continue to be updated when new information is available.

9. Y & A update – All is going ok and tracking under budget.

10. Infrastructure Committee - Electrical outlet covers have been replaced, flashing security and exit lights are fixed. Quotes are coming in for shutter box painting. Mr. Piakis purchased 160 shutter stops (cost of approx. \$1.35 each) that are on hand. Residents can put in a maintenance request if they would like their shutter stops installed.

11. Painting Contracts - All roof doors are painted and caulked. Several common area doors have also been painted, and 'Roof Door' signs have been put up. Sanding the railings and painting catwalks will be discussed next month.

12. ARC update – No applications in for approval this month. One owner installed improper hardware (using 2-inch screws and not 1 ¾ inch screws on a shutter installation, which may have compromised the post tension cable in that building). When the post tension inspection is done, we will be able to determine if the vendor was at fault for the damage caused to the cable.

Going forward, we need to establish a better system for ensuring that vendors are using the proper screw sizes, etc. and following the guidelines they signed off on when the ARC request is approved.

13. Lobby updates – Quotes came in around \$14,100 for painting, flooring, and furniture. Motion by Ms. Kalman and 2nd by Mr. Piakis to proceed, not to exceed \$15,000. Motion passed unanimously. Multiple quotes to refurbish or replace the 4 lobby doors. Motion by Mr. Lindsey 2nd by Mr. Piakis to allot \$11K to refurbish the doors, instead of \$40K to replace the doors. Motion passed unanimously.

14. Dunes Trimming - Mr. Falco obtained multiple bids on the project. Motion by Mr. Falco, 2nd by Mr. Lindsey to trim back the dune plants at a cost of \$13,200.

15. Annual Meeting – Scheduled for Thursday, January 4, 2024 at 6:00p.m.

16. Adjournment - Meeting adjourned at 7:33p.m.

Approved on 11/30/2023