

Lantana Oceanfront Condominium

Board Meeting

November 30, 2023, 6:00 PM

Minutes

The meeting was called to order by Mr. Steve Lindsey, Pres. at 6:08pm. All BOD members were present, and a quorum was obtained.

1. Approval of October 26, 2023, minutes
2. Welcome Committee – No new closings to report.
3. Insurance – Meeting with Assured Partners is scheduled with Vic on December 4, 2023, at 3 p.m.
4. Clubhouse Shutters – Best Shutters has submitted a proposal for \$3600 plus a DC/electrical option. The permit for the work has been received.

Mr. Piakis thanked Didier Mponde for his help with the lobby call box in building 4. The # 8 digit in building 4 call box needs repair. Mr. Piakis suggested forming a committee to help get all the call boxes up to date with new resident info.

5. Dunes – Mr. Falco reports that the work is done, and cleanup is in progress. Flawless, who was originally selected for the job, lost several employees, and had to withdraw their bid. They referred us to Jenkins Tree Service, who did an excellent job at the same price and hopes to earn our business for the future. Many positive comments from owners. Jenkins suggested having the prickly pear cactus near the pool area removed and replaced with bougainvillea.
6. Elevator update – Mr. Lindsey reports that the paperwork is in progress, and the work likely won't start until January. We are within compliance with the law and will not be required to have a video installed at an additional cost.
7. Budget update – Mr. Barnes is working on this with the help of the Budget Committee (Kevin Shaw, Kris Shumacher, Steve Lindsey, and Angela Phillips), and it will be presented at the Dec budget meeting. He is still waiting for the cost for the insurance premium to come in, as this is the biggest expense item. The increase in the operating budget is coming in low (approx. \$17-18 increase). The reserve part of the budget is still a work in progress, but we are looking at \$250, which is 30% of the monthly assessment. We are looking at an overall increase of about 6%, which is in line with inflation. Our total monthly dues increase should be less than expected. However, until our insurance premium comes back, things can still change. The proposed budget will be mailed out to all residents 2 weeks in advance to allow time for everyone to review it and give feedback.

Mr. Barnes had 3 goals when planning the budget:

1. Make sure we meet our financial obligations for Operating budget
  2. Make sure we put enough money aside in the Reserve budget to cover things that come up down the road while avoiding any special assessments.
  3. Achieve goals 1 and 2 at the most reasonable price possible.
8. Website update – Oct financials are posted on the website, in addition to the following 2 documents: “Welcome Letter” and “Important Information for Owners, Tenants, and Guests”. If any residents have web design experience, Mr. Barnes would love your help. While he can update the website, it really could use a better overall design.

9. Y & A Update -- Mr. Lindsey reports that Y& A owes Lantana a credit of a little over \$3000.00. Costs should be going down on the janitorial side and staying flat on the maintenance side. Hours will be cut on the janitorial side, and we will continue to monitor, and add more hours in future if needed.

10. Infrastructure – Mr. Piakis reports that lobby electrical plates have all been replaced, the roof doors are finished, the baseboards are ready to go for installation, the catwalks are being painted, and 8 roof door signs have been ordered. The next big project for Daniel will be working on getting the back sides of the roof doors re-stuccoed and painted. Shutter box maintenance is the homeowner's responsibility and keeping them maintained really helps Lantana's overall appearance. In an effort to help owners, Mike Smerdell, our known and trusted painter, can sand, prime, and paint homeowner's shutter boxes and replace the knobs, at a cost of \$155 each. Will put form on website for residents to put in shutter box painting request. Owner Ray Macaluso (#3404) spoke highly of the work done by Mike in painting his shutters.

11. Cat Walk Railing Painting -- The structural integrity of the railings has been inspected and they are safe and strong. No need to replace them. With proper sanding, priming, and painting, they can be kept for another 5+ years which will save us the 100K we had budgeted to replace them. Two bids were received from the top 2 rated companies according to the Space Coast Condo Association, and both use the same brand of paint. Keenan came in about \$20K less (at 15K vs 34K), and with a 5-year warranty. Motion by Mr. Lindsey, 2<sup>nd</sup> by Mr. Piakis to select Keenan to do the work. Motion passed unanimously.

12. ARC update – Mr. Falco reports that there are 5 units looking to replace shutters. Best Shutters will likely do the work. Mr. Piakis recommends discussing with shutter installation companies to determine where to drill holes in the track to better secure shutters (to help keep the water out). They should be able to add more holes in the track, if wanted.

13. Lobby updates – Ms. Kalman reports lobby floor tile installation will be starting in building 1 & 2 on Friday, Dec 1st, with building 2 & 3 being done Dec 2nd. Elevator flooring installation will begin with building 1 and 2 on Monday Dec 4th, and building 3 & 4 elevators will be done on Dec 5th. The baseboards will then be re-installed and new furniture is expected to be delivered the following week. Our current lobby furniture will be offered to any Lantana residents, and anything left over will be donated to charity.

14. Lobby doors – Mr. Lindsey reports we had 2 options with lobby doors. Option #1 is to refurbish the lobby doors, and option #2 is to replace the doors. Cost to replace the doors was about 45K, and cost to refurbish the doors was about 10K. Refurbishing (rather than replacing the doors) will allow us to tighten up our guidelines to avoid contractor damage in the future, and also allows us to push back this expense at a time when we already had to incur many other large ticket items. Mr. Lindsey proposed not to exceed cost of \$12K to refurbish lobby doors, including painting. Motion by Mr. Lindsey, 2<sup>nd</sup> by Mr. Barnes to proceed. Motion passed unanimously.

Adjournment - Meeting adjourned at 8:25p.m.

*Approved on December 21, 2023*