

Lantana Oceanfront Condominium
Board Meeting, February 27, 2024
6:05 PM
Clubhouse
Minutes

The meeting was called to order by Mr. Steve Lindsey at 6:05 PM. Board members present included Steve Lindsey, Steve Barnes, Tony Falco, Amy Kalman. Mark Shoemaker was present via zoom. Clubhouse attendees included Ray Macaluso and Cherlyn Barnes. Zoom attendees included Mr. and Ms. Kenney, Steve Kempf, Jim Cotterman, Wayne Feldman, Jude Hodges and Jeanie Hughes.

1. Quorum was established, and the meeting was posted properly.
2. Amy Kalman made motion to approve the 1/23/24 BOD meeting minutes, 2nd by Tony Falco. Motion approved.
3. Welcome Committee update – Amy Kalman reports no updates.
4. Insurance Committee update -- Angela Phillips reports that the insurance inspection resulted in 3 recommendations:
 - a. The bubbling paint issue in building #1 should be addressed (see #10 below)
 - b. Mansard roof replacement– building #3 – We already have plans to replace it for this year, and is in our budget.
 - c. Elevator Certificates need to be updated in 4 out of the 5 buildings. The state erroneously mailed the renewals to Lantana’s old management company, which is the reason for the lapse. Building #3 has a certificate, but the other 4 are still needed. Building #2 and #4 passed inspection. Building #1 failed inspection.
5. Clubhouse Shutters – Steve Lindsey reports that the shutters (on the north side upstairs) have been installed. Best Shutters has agreed to honor the prior quote of \$3600 to replace the shutters on the south side, which is already in our budget. Motion by Steve Lindsey to move forward with updating the south side shutters, 2nd by Steve Barnes. Motion approved.
6. Elevator Updates – Steve Lindsey reports it is still on order. Three items still need to be addressed – the elevator door, the electrical panel needs to be painted, and A/C. Steve Lindsey has quotes for a fire-rated marine grade door, which would not require A/C. Steve Lindsey made a motion to purchase the door from Allied Door and Hardware for \$4,258.37. Motion 2nd by Steve Barnes. Motion approved.
7. Alarm and Monitoring Updates – Steve Lindsey reports ongoing issues with beeping in building #2 and #4. Our current alarm vendor (ADS/Vector) has been unable to resolve these issues. Integrated System Specialists (ISS) were highly recommended. They came out and were able to quickly pinpoint the issue. ISS is a good amount less costly than our current alarm company. We are currently paying about 10K/year to ADS/Vector.

The cost with ISS is \$4310/year. This will save us about \$5,000/year. There is a one-time set up charge of \$3350.00. Motion made by Steve Lindsey and 2nd by Tony Falco to move alarm from ADS to ISS for \$4310/year. Motion approved.

8. Web-Site Update – Steve Barnes reports the website needs updating. He has been going through items one by one. He also stated that we should probably update the password too. The meeting minutes from January will be posted this evening.
9. Budget Update – Steve Barnes reports they are trying to find a better person to help with the audit. Bill Jackson has helped in the past, and they are considering hiring him again. Our operating budget is currently on track. There are several projects in the works that will come out of our reserves – lobby doors/hardware, the clubhouse elevator, clubhouse shutters, mansard roof, and possibly replacing the garage doors (about \$118K; which we do have in our reserves for this purpose).
10. Painting Contracts – Steve Lindsey reports that the catwalk painting is complete and that we came in about 2K under budget. Building #1 is having bubbling issues and he is currently getting quotes to either patch it or paint all of building #1 (and the West side only, of the other buildings). Once the estimates come back, we can make a decision.
11. Mansford Roof Replacement/Building #3 – Steve Lindsey reports that Barfield Roofing wanted to charge \$84K. He reminded them that they promised to honor last year's quote of \$74,970, and they have agreed to honor that. Steve Lindsey made a motion to approve hiring Barfield Roofing at the price of \$74,970 and 2nd by Tony Falco. Motion approved.
12. ARC updates – Tony Falco reports that we had 2 applications submitted, and both have been approved. Unit 1201 was approved, with the stipulation that we are notified prior to the installation (so that we can verify the length of the fasteners). The primary and guest bathroom remodel for unit #3404 was also approved.
13. Lobby updates – Amy Kalman reports that new floor mats were purchased for all 4 lobbies. Still in need of one plant for lobby #4, but this project is otherwise complete.
14. Adjournment – Steve Lindsey made a motion to adjourn the meeting at 7:08 PM, and 2nd by Steve Barnes. Motion passed to adjourn.

Approved on 3/26/2024.