

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday March 26, 2024, Clubhouse

Board members present: Steve Lindsey (Zoom), Steve Barnes, Amy Kalman, Mark Shoemaker, Tony Falco. Units present in person or by Zoom: 1106, 1305, 1401, 1406, 2202, 2401, 3304, 3401, 3402, 3404, 3405, and 4401. Dependable PM: Angela Phillips, Rich Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:05 PM.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of Feb 27, 2024 made by Amy Kalman, seconded by Tony Falco, approved by unanimous vote.**
4. Board reorganization: Steve Lindsey asked Amy Kalman to consider filling the vacant VP position. She accepted. **Motion made by Steve Lindsey that Amy Kalman be appointed as Vice President, seconded by Mark Shoemaker, approved by unanimous vote.** Steve Lindsey asked Tony Falco to consider accepting the secretarial position, vacated by Amy. He accepted. **Motion made by Steve Lindsey that Tony Falco be appointed as Secretary, seconded by Steve Barnes, approved by unanimous vote.**
5. Welcome Committee update: Amy Kalman reports two active listing. Angela and Tony reported the sad news of the passing of Carol Dimaio (3301) and Jack Sherger (2201) and the board's heartfelt condolences to Ed and family, and Jocelia and family.
6. Insurance Committee update: Amy reports that the inspector for our insurance provider reported areas of concern: building 1 painting, building 1 and 2 roof parapets (walls), building 3 mansard roof, elevator inspections. All were already in the process of being addressed. Angela reports her contact with the inspector has been very positive about the overall condition of Lantana and our actions to address the three areas of concern.
7. Update – clubhouse shutters: Best Shutters has completed the north side shutters. Steve asks Angela/Rich to follow up with them with getting the south side done.
8. Elevator updates: clubhouse installation scheduled for May; new alarm company (ISS) begins April 1; elevator inspection violation notices from FL Bureau of Elevator Safety were outdated due to correspondence going to a former property management company. All matters have been addressed with the state inspector.
9. Alarm monitoring system: The new company, ISS, has identified two problems that we have had for 4-6 months that the previous company, Vector, failed to fix. They will work with McConkey (fire systems) in the weeks to come regarding testing systems, removing unnecessary notification alarms (generator down), faulty alarms (beeping heard in lobbies). All will be addressed and ready for the upcoming fire inspections, likely done end of April.
10. Website update: Steve Barnes reports continuing to do updates. Our website is now the only source for documents; App folio no longer used. Under ARC section, removing approved or recommended vendors – changing to some vendors owners have used. *Angela noted to send her an email if unable to get on our website now that App Folio no longer in use.*
11. Budget update: Steve Barnes reports he will do a treasurer's report through March. Taxes being done; audit contracted with William A Jackson & Co; money set aside for Milestone Inspection and SIRS; operational budget on track; had a late add-on insurance cost which hopefully and likely be covered by way of some lines being underspent; upcoming reserves funded projects with estimated costs will also be attached to upcoming treasurer's report – mansard roof (building 3) budgeted at \$78,000, came in at \$74,970; clubhouse elevator modernization budgeted at \$78,000 but doing for around \$76,000; catwalks completed for

\$2,700 less than planned; finishing the south side clubhouse shutter for the same price as last year; lobby doors planned for \$11,600 with a few hundred dollars saved; handrails completed (\$16,000) with an overrun of \$1,000 from what was expected but covered easily from underspent areas; Clubhouse restrooms – we've funds (\$16,000+) for redoing but issue is meeting ADA compliance which is why there are no stalls. Divider partitions may become our best solution for both bathrooms. Building access/call boxes (\$26,000 in reserves to replace) – Steve Lindsey reported that ISS looked at the boxes and said they work fine. Every quarter they will update codes with new move-ins and we could get perhaps several more years out of existing call boxes.

12. Painting contracts and projects: Insurance inspector requires building 1 repainting due to bubbling and parapets on building 1 and 2. We have reserve funding of over \$200,000. Steve Lindsey gave detailed overview of two proposals for all of building 1 and west fronts only of building 2, 3, and 4 (so paint matches all 4 fronts). Keenan (who we are familiar with) and Tech Systems bid. Tech Systems bid was \$145,320 and Keenan's \$121,910. Next year and the year after, the insurance company inspector will return and may require partial or complete painting of the other buildings. Alternatively, we can paint all buildings now and move the reserve schedule from 2026 (\$230,000 set aside by then) to 2024. Steve Lindsey got a follow up bid today for \$180,000 from Keenan for all 4 buildings. They would use Richard's Paint and it would include all but the following: garages, clubhouse, balcony floors, catwalks (already done), parapet walls (already contracted), railings (already done), and entry and utility doors. Workmanship warranty for 5 years, Richard's will warranty paint. **Steve Barnes made motion to paint the exteriors of all four buildings using Keenan for \$180,000, seconded by Steve Lindsey, approved unanimously.** Anticipate beginning in May, finish in 6 weeks. Parapets (roof walls buildings 1 and 2): two bids, Keenan for \$7,200 including paint and Smerdell APT Painting for \$3,134, paint excluded. **Mark Shoemaker motioned to use APT Painting to paint the parapets on building 1 and 2 at an amount not to exceed \$1,900 per building, seconded by Steve Lindsey and approved unanimously.**
13. Alarm security system updates: Addressed in item 9.
14. Mansard roof replacement for building 3: Under contract. Notices to be sent out. Anticipate beginning April, completion in May.
15. Pool re-grouting and repairs: Steve Lindsey spoke to two vendors who are not interested at this time of year. Will wait to the Fall to get bids.
16. ARC update: Unit 1201 shutter replacement approved previously with a contingency that 1.75" stainless neoprene backed fasteners be used. This was checked and requirement met. Unit 3404 master and guest bathroom previously approved, had to change AMA due to new plumber. Approved. Unit 1106 AMA submitted and received today for window tinting.
17. Lobby update: Amy reports just the baseboards need painting. Daniel could not get the paint due to an account problem. Angela will straighten that out with Sherwin Williams. Missing plant for lobby in building 4 was purchased.
18. Adjournment: **Steve Lindsey motion to adjourn at 7:28 pm, seconded by Tony Falco, approved unanimously.**

Approved April 30, 2024