

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday April 30, 2024, Clubhouse and Zoom

Board members present: Steve Lindsey, Amy Kalman, Mark Shoemaker, Tony Falco. Units present in person or by Zoom: 1205, 2103, 2202, 2301, 3401, 3402, and 3405. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:04 PM.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of March 26, 2024 made by Tony Falco, seconded by Amy Kalman. Motion approved unanimously.**
4. Welcome Committee update: Amy reports two of the 4 units listed are under contract with closings pending. Welcome letter updated recently.
5. Insurance Committee update: Amy reports none at this time.
6. 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.
7. Elevator updates: Clubhouse installation scheduled for May but a firm date not yet provided. Time of completion anticipated to be one week but it may take longer.
8. Alarm monitoring system: McConkey sprinkler inspection and ISS alarm monitoring system completed. What has in the past taken all day, was completed in just 3 hours with 100% board participation. Steve thanked everyone. There were just two or three units that could not be accessed. Follow up will be made with those units and with several violations. Fire inspector will follow up soon but so far she is pleased with activity and progress. A few things need to be done including the 911 Call Box outside the pool. It's not required but worth having for safety and we may have it placed inside to protect from the weather.
9. Website update: Steve Barnes is absent but reported in advance that the updated Welcome Letter has been posted along with the last meeting minutes.
10. Budget update: Steve Barnes, though absent, submitted his financial and budget report to Angela who reported that our budget is on track with current expenses and the audit is in progress with most of the requested information having been sent. She commented that of concern is the cleanup expense, so far just over \$20,000 from Servpro, due to a building 1 owner using an after-hours off-the-books plumber to replace a hot water heater and who broke the main unit supply line next to the hot water shut off. We will likely have to pay the full expense and that's just the cleanup. After discussing with our insurance company, they recommended filing a claim which would reduce our cost to the \$10,000 deductible. A discussion ensued as to whether our insurance company would subjugate its and our costs to the homeowner's insurance company, making us whole. Angela said our insurer stated that it is doubtful because the work was done by a plumber off hours without knowledge of his employer and with no written contract with the owner. Downstairs owners were also affected with water intrusion and damage. Steve Lindsey said in the future we must address water heater tank replacements, especially after regular business hours, and deferred the discussion to item 16 on the agenda. As for current balances, they are: operating account \$103,916.22; money market reserves \$470,018.53; catastrophic loss account \$42,636.32. While we have invoices due, the budget is on track and cash flow is good.
11. Painting contracts and projects: Roof parapet painting building 1 complete, starting on building 2 next week. Total building paintings starting in June (building 1) and should continue with hoped for full completion by September. Owner in building 1 requested painting the stairwells. Steve reports that is budgeted for 2026 but professional pressure washing can be brought into 2024 although it will have to be redone prior to when the painting will eventually occur. **Motion by Mark Shoemaker, seconded by Amy Kalman,**

to do pressure washing of stairwells in 2024. Discussion and initial voting: Amy Kalman – Aye; Tony Falco – Aye; Steve Lindsey – Nay; Mark Shoemaker – Nay.

Motion fails. Owner asked whether stairwell washing is done on a regular maintenance schedule and if such schedules exists for regular maintenance. Regular weekly and monthly maintenance items (examples were given) are on a regular schedule that Y&A uses and that may be on the website. Steve thanked the owner for raising the concern with follow up planned for next meeting.

12. Mansard roof replacement for building 3: Work has begun, tear out complete. Trusses to be built next.
13. Pool re-grouting and repairs: Grout is corroding and two tiles are chipped. Unlikely to find two tiles of the same exact type which would be unaesthetic. Meeting recessed briefly for board to see conditions. Meeting resumed with **Motion by Mark Shoemaker, seconded by Steve Lindsey to do repairs on the tiles across the top of the pool and re-grouting as necessary at a cost not to exceed \$3,000. Motion approved unanimously.** Owners will be given at least 48 hours' notice.
14. Palm tree trimming for hurricane season and dune status: **Motion by Steve Lindsey, seconded by Tony Falco, to have US Lawns to trim the palm trees for \$2,400 per contract. Motion approved unanimously.** Tony suggested that the 5 or 6 sable palms on the dunes also be trimmed at that time. Discussion regarding dune trimming not being done twice a year with Tony relating each of the vendors report that it's more costly doing it once a year due to the haul away labor and trucking costs (last Fall they removed five 35-yard grappling trucks of cutting debris -- 175 total yards). Steve cited that the dunes, according to DEP, can be done but once a year. Tony remarked that there is no consensus among the owners, within the board, or with property management as to what can be cut, how it can be cut, how often, and what can be treated with herbicides. There was agreement that DEP needs to be contacted later in the year for an official visit to give guidance and provide clarification on what is exempt from permitting and what requires a permit.
15. ARC update: ARC approved an EV charging hookup in attached garage for unit 1106. Pingston Electric is to install dedicated properly amped circuits from the garage to the owner's distribution panel. Another owner asked whether sprinkler heads on walls can be recessed and covered so as not to be accidentally set off. Tony said that he and some others have covers on their 7 foot ceilings and that it also can be done on walls as long as they are placed into soffits because 7-8" is needed for the recess. All wall heads do emerge from soffits. McConkey should be contacted for a quote. Steve said that it may have to be coordinated with the fire inspector because the system will need shutting down and a full AMA should be submitted.
16. Guidance regarding after-hours/weekend plumbing work: As a result of the item discussed in item 10 above, Steve recommends a policy be developed that he asked Tony and Mark to work on and for Angela to review to be sure it satisfies any requirements.
17. Lobby update: Amy reports just the baseboards need painting. Steve will make sure Daniel gets on it.
18. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:32 pm.**

Approved on May 28, 2024