

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday May 28, 2024, Clubhouse and Zoom

Board members present: Steve Lindsey, Steve Barnes, Amy Kalman, Mark Shoemaker, Tony Falco. Units present in person or by Zoom: 1105, 1106, 1205, 2202, 2401, 3304, 3402, 3404, and 3405. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:07 pm.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of April 30, 2024 made by Tony Falco, seconded by Mark Shoemaker. Motion approved unanimously.**
4. Welcome Committee update: Amy reports closings of 1301 and 3301. Welcome packets to be given to new owners.
5. Insurance Committee update: Amy reports no new information. Steve Lindsey reports status of all items from insurance inspection are being addressed. These are: building paintings (starting with 1) to begin soon; roof parapet paintings buildings 1 and 2 are done; mansard roof replacement building 3 has begun and once completed, parapets will be painted.
6. Update – clubhouse shutters: Best Shutters to be contacted by Amy about scheduling date for 2nd floor south side new installation. They have been very difficult to reach.
7. Elevator updates: Clubhouse elevator modernization to begin the last week in June with a 2 week expected completion. Angela reports all building elevator inspections completed, all certificates received from FL Bureau of Elevator Safety and the certificates just need to be placed in their frames. TKE has been contacted to repair building 2, second floor up/down button. TKE has had a poor response to service requests.
8. Alarm monitoring system: Having replaced Vector, Steve Lindsey reports much better and proactive service from ISS. No faulty alarms beeping in buildings 2, 3 and 4. Call boxes scheduled to be updated next month. Building 1 already completed.
9. Website update: Steve Barnes reports the meeting minutes are updated on the site soon after approved and he continues to look for areas needing updating. Discussion of whether changing the resident access password is necessary.
10. Budget update: Steve Barnes and Angela report that the budget is tracking favorably with expenses. Most information for annual audit has been provided. We have our reserves in a money market account that receives dividends (interest) but it's at a lower rate than CDs which we will consider going forward with once the big projects (e.g. painting) are done. Next anticipated expenses are Milestone and SIRS inspections with scheduling pending. The biggest upcoming expense will be the building paintings. Both the inspections and paintings are covered in reserves. Current fund balances: Operating account which fluctuates regularly as expected: \$69,066; Reserves: \$469,942; Catastrophic loss: ~ \$43,000
11. Painting contracts and projects: Each of the bids received for painting were based on Richard's Signature line. When the Richard's rep visited, he suggested upgrading to Richard's new line, Eternity. It is more durable and suitable for being on the coast but it will raise our costs by \$2,000/building (\$45,000 to \$47,000). Eternity is guaranteed for 10 years and that would give us 2-3 years over Signature. Steve distributed literature and the bids. **Motion by Tony Falco, seconded by Mark Shoemaker to accept Keenan Painting quote using upgraded Richard's Eternity Paint at a cost of \$2,000 more per building for a total cost of \$188,000 for all four residential buildings. Motion approved unanimously.**

Power washing of stairwells: Permission from Fire Marshall granted (they are fire escapes). Steve Lindsey distributed two bids (Keenan \$4,560; Beacon Exterior Cleaning Specialists \$1,600). **Motion by Mark Shoemaker, seconded by Tony Falco to use Beacon Cleaning Specialists to power wash all stairwells for \$1,600. Motion approved unanimously.**

12. Mansard roof replacement for building 3: Work has begun. The trusses have arrived and the job should be completed, weather permitting, within the next couple of weeks.
13. Pool re-grouting and repairs: It has been very difficult to find 6" x 6" solid green bullnose tiles to replace the two tiles that are chipped. Steve Lindsey asked anyone, board or community, that may be able to find a source of very closely matching tiles, please acquire or let him know. With replacement, we will also re-grout all of the tiles.
14. Palm Tree Trimming for Hurricane Season: Approved last month, scheduled to be done any time after Memorial Day but no later than end of June.
15. ARC update: Mark Shoemaker reported no AMAs received this month.
16. Guidance regarding after-hours/weekend plumbing work: Due to recent flooding in two units from hot water tank replacements, the board will initiate a policy that will require owners to use only licensed and insured plumbers, with non-emergency work done during regular M-F business hours, and with advance notification to Dependable and Lantana Maintenance for regularly scheduled or emergency water heater tank replacement. Steve Lindsey asked owner Ray Macaluso to speak to the excellent job his plumber recently did. Ray gave details of how his plumber approached the job, taking all necessary precautions, and expertly completed the work. He also spoke of a problem with the building 3 shut-off valve located in the lobby garden. The problem with water heater tank replacement is that the unit's water supply line is next to the tank, is very fragile and is subject to inner-wall breakage. Also, some units have a sprinkler head over the tank. The problem with water tank failure is due to age with most heaters having a life expectancy of 10-12 years. Tony read a draft policy that he, Mark, and Angela worked on. The final version will be shortened and will address several key requirements that owners must follow while also identifying and showing the water tank's age. The policy is intended with three purposes: 1) protect the owner's unit and below and adjacent units from flooding; 2) save association costs which in the two instances have thus far exceeded \$20,000; 3) reduce frequent insurance claims which cause potential policy non-renewal/loss, increase our premium, and to show our insurer that we are being proactive in this area of potential claims, costly to all parties.
17. Lobby update: Amy reports baseboard painting completed and backup lobby mats have been purchased. Steve Lindsey acknowledged Amy, Cherlyn Barnes, and the Lobby Committee for their outstanding work in renovating and refurbishing the lobbies.
18. Adjournment: **Motion to adjourn by Amy Kalman, seconded by Steve Barnes. Motion approved unanimously. Meeting adjourned at 7:22 pm.**

During Open Forum, Angela asked that the minutes reflect the very nice work that the Board had done to commemorate Memorial Day and in honoring Randy Smedley with a permanently placed stone and plaque for his 10 years of being Lantana's flag caretaker. Randy was touched. It was an excellent community turnout with his son Rob coming down from Jacksonville.

Approved on 6/25/2024.