

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday June 25, 2024, Clubhouse and Zoom

Board members present: Steve Lindsey, Amy Kalman, Steve Barnes (Zoom), Mark Shoemaker (Zoom), Tony Falco (Zoom). Units present in person or by Zoom: 1106, 1206, 1306, 2202, 3304, 3306, 3402, 3404, 3405, 4206, 4401. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:08 pm.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of May 28, 2024, made by Tony Falco, seconded by Mark Shoemaker. Motion approved unanimously.**
4. Welcome Committee update: Amy reports closings of 1301 and 3301. Welcome letters emailed to both owners and full welcome packet dropped off to 1301. Steve Lindsey will work with Angela to update email addresses.
5. Insurance Committee update: Amy reports Wind Mitigation updates due next month for all buildings. Steve Lindsey says it will not be effective until fall so we will complete it once the current building paintings and work activity is done. Individual owners may get wind mitigation studies for their own units toward reducing their HO6 premiums. Angela reports Wind mitigations every 5 years, building appraisals every 3 years -- which means a new replacement cost assessment is needed in 2025. Flood damage check received for approximately \$12,000. Angela reports that our insurance company has not ruled out subjugating some of our deductible costs to the owner's insurance company. Individual owner agent calls are being directed to our insurance company. Servpro restoration is coordinating with the 3 units that were affected.
6. Update – clubhouse shutters: Angela will send a letter to Best Shutters which they state they need for the IHB building permit. Though they've been used here many times, they request a letter of approval for each new job.
7. Elevator updates: Clubhouse elevator modernization is almost done pending some electrical work and will likely be completed before July 4th. TKE has been contacted for four service calls recently. They have provided poor service and are not living up to their end of the contract. Consideration will be given to finding a new vendor. TKE has proprietary products and therefore there will be a cost of conversion to a new provider. Trash chutes were also discussed; they are scheduled for replacement during 2025.
8. Alarm monitoring system: Steve Lindsey reported Fire Marshal and ISS gave a long list of various needs (alarm pull replacements, two interior unit alarms not working, and various other items mentioned with specific per item costs totaling \$7,955). **Motion to accept ISS estimate number 23-067 in the amount of \$7,955 to be paid from reserves made by Steve Lindsey, seconded by Amy Kalman. Motion approved unanimously.** Fire Marshal and McConkey Fire have also flagged and tagged must-do items.
9. Website update: Steve Barnes reports meeting minutes are posted on the site soon after being approved. The Month of May Financials also to be posted and the no-longer-used AppFolio information to be removed. He continues to look for other areas needing updating.
10. Budget update: Steve Barnes reported various expenses out of reserves that have lessened our overall reserve capital, but we are able to easily cover required necessary expenses such as alarm monitoring to avoid safety issues, fines, etc. SIRS and Milestone Inspection this year will also be expensed from reserves. Operational budget balance = \$37,622.97. Reserves budget balance money market account = \$470,889.96. Catastrophic loss balance = \$43,140.69. 2024 expenses are in line with budgeted amounts. Reserves will lessen considerably due to painting, fire alarm system, and other items mentioned

earlier. Audit in process with Angela following up. Angela reports collection of receivables for assessments from a severely delinquent account received. Owner request to waive late charges and accrued interest. Angela forwarded the request to the board. Overall, positive results from having sent the NOLA (Notice of Late Assessment) letters and the Intent to Lien letters. Steve Lindsey requests a summary of receivables, names excluded, be prepared for the next meeting. Steve Barnes acknowledged Angela and Jackie for doing an excellent job with the bookkeeping and the many calls, notices, and letters to owners.

11. Painting contracts and projects: Building 1 painting near completion. Pressure washing all stairwells completed today. We are on schedule for all building painting completions, one each month. Mansard roof building 3 near complete. It will be followed by inspection and then the parapets will be painted. We will make sure they clean up well including nail vacuuming. Milestone and SIRS inspections to be done after painting all buildings. Hope to have several quotes for the next board meeting.
12. Pool re-grouting and repairs: Not able to find the several 6" x 6" solid green bullnose tiles that need replacement so for now, we will do just the re-grouting. 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.
13. Palm Tree Trimming for Hurricane Season: U.S. Lawns not responding to texts and calls to get the work done by the end of June. Continue to follow up with them.
14. ARC update: Earlier in the meeting, discussion of whether the Board must submit an AMA to the ARC for work to be performed. Due to some past issues with the example given by Tony of a previous board replacing all the common element outside lighting without community approval, along with Mark mentioning that more eyes looking at a project the better, the board agreed that this and future boards need to submit AMAs to the Architectural Review Committee. Mark Shoemaker reported no AMAs received this month.
15. 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. Tony summarized the issue and draft proposal. Angela will put it on Lantana letterhead for discussion/approval at next meeting. The policy is intended with three main purposes: 1) protect the owner's unit and below and adjacent units from flooding; 2) save association costs which in the two instances have been significant 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.
16. Lobby update: Amy reports touch up painting will be completed soon. Steve Lindsey mentioned the failure of the AC compressor/exterior unit outside the building 3 lobby. He shared several options: repair and replace compressor, replace full unit outside, replace both inside and outside unit (\$7,878). **Motion to approve Weather Engineers option 1 to replace the compressor for \$1,485 to extend the useful life by a hoped for 3 years, made by Steve Lindsey, seconded by Steve Barnes. Motion approved unanimously.** Tony contacted Dave Mastro AC and Amy will meet with them. A mini splint is cheaper and is in Building 4. We will investigate various options for the future. Also, on another subject, Steve Lindsey asked Amy to look for outside pole lighting options.
17. Adjournment: **Motion to adjourn by Mark Shoemaker, seconded by Steve Lindsey. Motion approved unanimously. Meeting adjourned at 7:49 p.m.**

Approved 7/30/2024.