

Lantana Oceanfront Condominium Association, Inc.

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

Board members present: Steve Lindsey, Amy Kalman, Steve Barnes, Mark Shoemaker (Zoom), Tony Falco (Zoom). Units present in person or by Zoom: 1106, 1404, 2204, 3204, 3205, 3404, 4401.
Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:13 p.m.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of June 25, 2024, made by Steve Barnes, seconded by Mark Shoemaker. Motion approved unanimously.**
4. Welcome Committee update: Amy reports no new owners, therefore no update.
5. Insurance Committee update: Amy and Angela report that the many items requiring attention from our insurer's underwriting company have been completed or are on track for completion and that information was shared with Vic Dalrymple, our agent with Assured. Hopefully, we may see some discounting come next renewal. The "Safe Condo" funding grant program will be investigated given all the work that's being done here. Angela mentioned a new company is starting up, called Advanced Insurance, headed up by formerly retired Barry Ranew who for years was Ranew Insurance before he sold to Assured Partners, our current agent of record. It presents another possibility for a competitive bid though to date we've been satisfied with Assured.
6. Update – clubhouse shutters: Angela will send a letter to Best Shutters or sort out what the problem is in that they have not scheduled our second installation.
7. Elevator updates: Oracle Elevator is coming out in two days to inspect the new clubhouse elevator installation with the only thing pending being the state inspection signoff and our final payment to Oracle. TKE, our contracted provider for the residential buildings, has provided poor service and overbilling and is not living up to their end of our contract. Although we pay them over \$2,700 each quarter for routine maintenance, they are now quoting us \$24,692.68 for repairing rust and other minor areas that we, arguably, consider should have been done as part of our "platinum" contract. **Motion made by Steve Lindsey, seconded by Mark Shoemaker, to engage TKE in a discussion to remediate the rust on our 4 elevators at an undetermined cost. Motion approved unanimously.** A lengthy discussion pre-vote summarized as follows: TKE has proprietary products and therefore there will be a cost of conversion to a new provider. Discussion of frequent down elevator times, billing of overtime charges, and high costs of required work. Consideration of phasing them out with use of non-proprietary products while keeping existing functioning control boards on hand in the event of emergency needs. The cost of a full conversion to another provider (e.g. Otis) is estimated at about \$70,000 per elevator. Tony and Steve L mentioned the modernizations done as recently as 2018 with Tony asking if we can research our records for the costly work performed since then. We can do that in preparation for our negotiations while also bringing in other companies to assess and quote. It was suggested that we should ask them to produce their work reports to hold them accountable for our service contract. It was decided to do more research in preparation for a discussion with TKE.
8. Alarm monitoring system: Steve Lindsey reported high satisfaction with ISS as they work towards replacing alarm pulls and various other items mentioned at previous meetings.
9. Website update: Steve Barnes reports changes made including correcting board position titles and discussion of whether to keep, add, or remove vendors, now section-titled "vendors previously used by owners" but with no recommendations by the board. Steve B noted new FL standards for maintaining websites and at some point we should consider outsourcing our webpage management.
10. Budget update: June financials to be posted after meeting. Steve Barnes reported Operational budget balance = \$52,372.01. Reserves budget balance money market account = \$446,816.30. Catastrophic loss balance = ~ \$41,350. 2024 expenses are in line with budgeted amounts.

Reserves will be lessened by ~ \$180,000 for payments for painting, fire alarm system, and other items mentioned. While the operational budget is tracking well, the reserve budget is getting strained due to the costs stated. Approximately \$65,000 is still to be paid for painting completion and maybe another \$25,000 for elevators as mentioned earlier and additional costs for unplanned AC lobby unit replacements. It was noted however that much of our expenditure (e.g. painting) was scheduled for 2025-26 and therefore we should catch up with monies coming in that won't be needed in the next couple of years. Treasury report forthcoming for end of second quarter/July. Audit in process with Steve and Angela following up. Tax return to be submitted in October.

11. Painting contracts and projects: Building 1 and 2 completed, 3 begun, and on schedule for full completion by end of September. Pressure washing all stairwells completed last month. Any end unit owners wanting shutter boxes painted should notify Steve as to the possibility of lifts being on site and available at this time which would save them money.
12. SIRS and Milestone Inspections: Milestone and SIRS inspections to be done after painting all buildings. Plan to have several quotes for those inspections at the next board meeting.
13. Pool re-grouting and repairs: The pool transformer failed, which delayed re-grouting, but it should be done by the next meeting or shortly thereafter.
14. ARC update: Mark reported AMA received from Mr. Cleary (1301) for sliders, kitchen remodel, and floors all of which were approved. Steve L acknowledged the ARC (Mark, Tony, Steve Kempf) for doing good work in this area.
15. Guidance regarding after-hours/weekend plumbing work: Tony asked people in the community that are not familiar with the intent and substance of this new policy to please refer to the minutes of May and June where the proposed policy was presented and discussed. The final draft, which received board and community input, is to be finalized into a PDF doc that can be sent to all owners and put on our website. Mark also reminded owners of the need to put a cup of white vinegar down their AC drain line monthly, citing a unit that got water damage due to a clog which also affected their downstairs neighbor.
16. Lantana aesthetics updates: Amy shared clubhouse men and women's bathroom demolitions and new design options within our budget of approximately \$16,000, out of reserves. Tony suggested that it may be worthwhile to use an architect considering this will be a one-time permanent solution. Others suggested that most companies that do this type of work have good ideas and renderings of what would work best given the space we have. Amy will gather concepts and quotes for the next meeting. Also, Steve Lindsey asked Amy to look for outside pole lighting options. She is looking into composite materials less subject to corrosion.
17. Golf cart batteries: Six vendors contacted. Golf Cart Center in Melbourne has the type needed. **Motion by Steve Lindsey, seconded by Steve Barnes to spend not greater than \$1,200 to replace the batteries. Motion approved unanimously.**
18. Clubhouse AC repairs: Completed this replacement/repair with one-year old Carrier unit at \$2,780 by Weather Engineers and with that, they are repairing the old unit when parts arrive and will give that to us as a backup when needed. Additionally, \$4,160 was spent for AC for building 3 lobby. Quotes were received and circulated among the board.
19. Adjournment: **Motion to adjourn by Mark Shoemaker, seconded by Steve Lindsey. Motion approved unanimously. Meeting adjourned at 7:42 p.m.**

Approved August 27, 2024.