

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday August 27, 2024, Clubhouse and Zoom

Board members present: Steve Lindsey, Amy Kalman, Mark Shoemaker, Steve Barnes (Zoom).
Units present in person or by Zoom: 1106, 2202, 3401, 3404, 3405, 4105, 4206. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:03 p.m.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve meeting minutes of July 30, 2024, made by Mark Shoemaker, seconded by Amy Kalman. Motion approved unanimously.**
4. Welcome Committee update: Amy reports no new owners, therefore no update.
5. Insurance Committee update: Amy and Angela report that all our insurance carrier requirements that were set out in Jan-Feb have been satisfied.
6. Update – clubhouse shutters: Although no work was completed by Best Shutters, our clubhouse is safe in that the broken one is closed as we continue to move through hurricane season.
7. Elevator updates: Clubhouse elevator modernization completed. We are pending with the State of FL to inspect, certify, and send us our compliance certificate.
8. Alarm monitoring system: Steve Lindsey and Daniel know how to do alarm resets. Other board members that have yet to be instructed will also learn how to do the resets when alarms are false triggered, perhaps by power surges. It's a simple process. He also says that we are very satisfied with the services provided by our new company, ISS.
9. Website update: Steve Barnes reports that June and July financial statements will be posted in the coming days. He has made many website updates with the information that he has available. He also noted new FL standards for maintaining websites. He further suggested that we draw up a future budget line to engage a website company to fix existing problem areas and to make any design and structural changes that would help us more easily manage our website content and updates in-house. Steve Lindsey mentioned an upcoming September SCCA presentation about web page management and the new regs. It can be attended in person in Cape Canaveral or be seen via the internet after the presentation.
10. Budget update: Regarding our annual audit, Steve Barnes and Angela provided William Jackson and Company with all the information they requested. Steve will follow up with them as to completion status. Tax return to be submitted in October. 2024 updates on projects planned for and those unexpected, those completed or in process, along with their costs and/or their anticipated costs, will be attached to his upcoming financial report that will be posted on our webpage. Steve reported that our operational budget is tracking in-line/favorably.
11. Painting contracts and projects: Building 1, 2 and 3 are completed with building 4 beginning this week with full completion by the end of September. Steve L said four or five patios/balconies required some additional work due to major paint peeling, likely the result of poor original sealant applications, at an added cost of around \$1,000. An email is going out to end unit owners that with our lifts on site, it would save them a considerable amount of money to paint their shutter boxes which are the owners' responsibility. Building 4 pressure washing will be completed this week. Steve will ask the pressure washer to park his vehicle in a manner that does not obstruct the driveway as was reported by an owner who was present at the meeting.

12. SIRS and Milestone Inspections: Milestone inspection (a structural engineering inspection) and SIRS (Structural Integrity Reserve Study) bids received and reviewed by the board via emails. The best quotes were for the milestone inspection cost for all four buildings at \$8,150 with them inspecting 40% of balconies/patios (about 10 per building). Plan to have completed by the end of October. (Garage paintings will be a 2025 project. The west side is very faded.) The SIRS inspection is \$13,350 which we also want done by the end of October should we have any work that needs to be budgeted for in 2025. Our reserve budgeted amount is approximately \$29,000, about \$7,500 less than the quote. **Steve Barnes motioned, seconded by Mark Shoemaker, that we accept the quote from Karins Engineering Group to complete the Milestone Inspection at a cost of \$8,150 and the SIRS inspection at a cost of \$13,350. Motion approved unanimously.**
A question was raised by an owner as to whether the unrepaired post-tension cable in building 4 will result in a follow-up Milestone Inspection at an added cost or that we may want to make the repair prior to the inspection to avoid it being cited. Steve Lindsey said the cable needs to be scheduled and repaired but it most likely will not result in an inspection revisit and that he will follow-up with Southern Post Tension.
13. ARC update: Mark reported an AMA received from unit 2202 to change water sprinklers that are wall mounted to concealed, making them flush with the wall and not exposed to accidental discharge. ARC recommended approval and the board approved. Owner Chuck Kepnes joined the call later to report his having much difficulty in getting a scheduling date from McConkey Fire to do the work. Steve Lindsey offered to contact McConkey, who is Lantana's fire system vendor, to facilitate a scheduling date.
14. Lantana aesthetics updates: Amy and Cherlyn will select some artwork to complete the lobby upgrades. The already approved budget allocation was underspent by about \$1,000 but not all of that amount will be needed or spent for the art. Regarding the clubhouse bathroom upgrades, Amy gave an overview of what she and the board decided as to how the women's and men's bathroom can be designed with stalls, composite partitions, new toilets, sinks and mirror fixtures, based upon a rendering offered by the one company that she could find that does these public bathrooms type of work. PVC baseboard with underneath caulking recommended. **Amy Kalman made a motion, seconded by Steve Lindsey, to remodel both the clubhouse bathrooms for an amount not to exceed \$15,000. Motion approved unanimously.** Funding for this is budgeted within our reserve schedule at an amount just over \$16,000.
15. Trash Chutes: Our chutes must be replaced as a fire safety coded item. Our fire inspector gave us a vendor recommendation in that there are few contractors for this type of work. **Motion made by Steve Lindsey, seconded by Steve Barnes, to hire VFP Chutes to replace all four building's trash chutes, as described in their detailed quote, for \$6,910.47. Motion approved unanimously.**
16. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:19 p.m.**

Approved on September 24, 2024.