

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday December 3, 2024, Clubhouse and Zoom

Board members present: Steve Lindsey, Amy Kalman, Mark Shoemaker, Steve Barnes, and Tony Falco. Units present in person or by Zoom: 1106, 1203, 1205, 2103, 2202, 3304, 3401, 3402, 3404, 4206, and 4401. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:05 p.m.
2. Quorum established. Computer/technical glitch caused meeting notice/agenda to not go out until 9 am Dec 2 instead of 6 p.m. Dec 1. Owners were solicited for any objections with the offer to reschedule. With none being raised, the meeting proceeded as scheduled.
3. **Motion to approve meeting minutes of October 29, 2024, made by Steve Barnes, seconded by Steve Lindsey. Motion approved unanimously.**
4. Welcome Committee update: Amy reports no new owners, therefore no update.
5. Insurance Committee update: Assured Partners agent, Victor Dalrymple, ran quotes with a reduction in total premium this year from last year of just under \$15,000 and additionally, flood premium rising just \$304.
6. Update – clubhouse shutters: Amy spoke to IHB city code officer who states that Best Shutters, as a long-time Lantana vendor, does not need a permit approval letter for each job that they contract with Lantana owners or the Lantana board. This will be communicated to Best Shutters to avoid future delays and implementation issues.
7. Elevator updates: Steve Lindsey reported on our elevator problems and a poll of owners distributed as to whether to pursue another vendor. Thirty-one responses as follows: 25 – explore another vendor; 2 – stick with TKE; 4 – undecided and wanting additional information. Initial explorations of other vendor options show a cost of \$203,000 for the 4 residential buildings to change our vendor who would use non TKE proprietary products. If the motors are also replaced, the cost would be \$320,000 but that is not to be expected. Owner Tom Kenney asked if we've had any assessment of the root cause of why the elevators are going out and when in our reserve plan did we have elevator replacements and how much was budgeted there. Steve L. states that the problem has mostly been with electronic control boards, many of which are not under warranty. We've replaced controllers with the most expensive being \$31,000. Also, the problems are due to poor TKE maintenance. Angela reports reserve plan for clubhouse modernization was 2023 with residential buildings beginning in 2040. Existing modernizations were in 2017 and 2018. Angela reports routine maintenance was neglected by TKE. Tony suggested we review 2018 invoices as to what did the modernization entail and what is listed in our platinum maintenance contract to see if work was, or was not, performed. While all acknowledge that we must do something to fix the elevators, the shared concern is that we will replace the electronics at a \$200,000 expense while not solving the problems. Steve asked Tom to work with him to participate in a process to examine the contracts, to engage elevator consultants (e.g. Lerch Bates), and to make recommendations as to how to proceed.
8. Alarm & monitoring system updates: Steve Lindsey gave status as part of ISS monthly inspection and the need to upgrade alarm panels as needed. **Motion to replace the failing Silent Night 5208 alarm monitoring control panel at a cost of \$2,850, made by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously.**
9. Website update: Steve Barnes reports that we've paid for all the website related costs (\$275) except for email (\$100) which we've never used. Dune trimming guidelines posted on

webpage. SIRS and Milestone inspections also to be posted. We also need to contract with an outside webpage management service company.

10. Budget Update: Steve Barnes acknowledged Angela, Jackie, and Evie for working with him doing all the budget preparations for the 2025 budget proposal which has been reviewed with input from Steve Lindsey and Kevin Shaw and then distributed to the board for review. The monthly assessment will go up slightly. The decrease in insurance was a much-welcome change. The reserve schedule was modified to reflect the 9 SIRS requirement categories. In anticipation of November and December, it appears that we will end the year at about \$4,100 positive with most of our positive results due to reserve interest (\$11,000) and in collecting several homeowner regular and special assessment receivables. Late charges and accumulated interest alone amounted to \$9,600. Audit and IRS tax submissions pending. **Motion to increase DPM management fee from \$2,000/month to \$2,300 by Steve Barnes, seconded by Tony Falco. Motion approved unanimously. Regarding year-end bonus amounts, Motion to give Juan and Daniel a holiday bonus of \$500 each by Steve Barnes, seconded by Mark Shoemaker. Motion approved unanimously.**
11. Painting contracts and projects: All buildings painted. Keenan will come back to do touch ups in January.
12. Southern Post Tension (1811, 1851): SPT Dan Tidwell finally got permits for post tension cable repairs in 1811 and 1851, one of which was damaged during mansard roof replacement (1811) and the other (1851) due to hurricane shutter vendor. If verified that the wrong screw length was used, we will pursue that with them. We will use Karins for final inspection rather than MBV.
13. SIRS and Milestone Inspections: Final reports due soon and will be website posted. Overall, thanks to previous and current boards for staying on top of structural infrastructure maintenance. We did very well with our Milestone inspection, and by maintaining fully funded reserves over the years we've no problem with the SIRS. Steve Lindsey acknowledged the board and Angela during the milestone inspection review.
14. ARC update: Mark reported no new AMAs received. Steve Lindsey mentioned that sprinkler heads can be recessed with cover plates in all 7-foot ceilings but also in vertical walls as done in unit 2202. Anyone with an interest should contact Steve L. for vendor info.
15. Lantana aesthetics updates: Bathroom partitions installed and finishing touches to be completed soon. Daniel did baseboard installations and will do lighting.
16. Clubhouse ductwork: Weather Engineers did ductwork replacement. Rats are eradicated but mothball smell (naphthalene) still is present. We will get quotes for remediation.
17. Dune Trimming: Dunes trimming completed. Invasive plants to be addressed. Plan is to have them return in Spring.
18. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Tony Falco. Motion approved unanimously.** Meeting adjourned at 7:20 p.m.

Approved January 1, 2025.