

Lantana Oceanfront Condominium Association, Inc. Membership Meeting Minutes

Tuesday January 7, 2025, Clubhouse, Zoom, by Proxy

Board members present: Steve Lindsey, Amy Kalman, Mark Shoemaker, Steve Barnes, Tony Falco (Zoom). **Owners present in person or by Zoom:** 1106, 1205, 3304, 3402, 3404, 3405, 4201. **Owners present by proxy:** total15. **Dependable Property Management:** Angela Phillips.

1. Calling of the Roll and Certifying of Proxies. Total membership present in person, by Zoom and Proxy: 36 (of 96 = 38%). **Membership Meeting quorum not established. Quorum of board established.** Meeting called to order at 6:08 p.m.
2. Proof of meeting notice: Meeting notice and agenda properly posted by email, in lobbies, and by regular mail.
3. Reading of the previous minutes: **Motion by Steve Lindsey, seconded by Steve Barnes, to waive the reading of the minutes of December 3, 2024 and instead posting to the website. Motion approved unanimously.**
4. Report of officers:

President – Steve Lindsey. Many things on the agenda to discuss at the regularly scheduled monthly board meeting to be held at the end of this month, January 28th 6 p.m.

Treasurer – Steve Barnes. The proposed 2025 budget was approved, with amendments, at the budget meeting on December 19, 2024. Several documents posted on our website that include the approved operational budget in an easy-to-read format, reserve schedule, and the treasurer's report. SIRS (Structural Integrity Reserve Study) and Milestone Inspection Report have been completed and are also posted. Audit report still pending. Auditors have requested one final document that was provided and they said they'd have the audit completed by the end of next week at which time it will be posted. The auditor said he doesn't want to file our tax report until the audit is done.

Secretary – Tony Falco. Thanks to Angela providing the recordings of the monthly meetings, the minutes are very comprehensive and reflect all that's going on at Lantana and the decisions being made. Tony remarked on his review of the treasurer's report and the excellent work done by Steve Barnes and Angela in putting it together.

5. Report of committees:

Architectural Review Committee (ARC). Mark Shoemaker reported that fourteen AMAs (Architectural Modification Applications) approved last year that included bathrooms, cabinets, doors, shutters, sliders and kitchens. Some requests required modifications to meet Lantana standards with all being made by homeowners and then board approved.

Lobbies and clubhouse bathrooms. Amy Kalman reported on the upgrades, the few accoutrements still needed, and was acknowledged for how good the improvements are.

Welcoming committee. Amy reported one unit under contract. Though not continuing on the board in 2025, she offered to stay on the welcoming committee and to help on others.

Insurance committee. Angela (on the committee with Amy and Tony) acknowledged both of them for working closely with our insurance agent, along with the full board weighing in on all matters, along with the positive insurance company inspections made by their inspection team. As a result, we got improved coverages while lowering our 2025 premium.

6. Appointment of Chairman and Inspectors of Election: No election. Five positions are available but only four persons stepped forward which is the existing board, less Amy.

7. Unfinished business: No business to report that cannot wait until the January 28th regular monthly meeting.
8. New business: No new business that cannot wait until the next meeting. Floor open.

Donna Drossner (1205) stated that the May 28, 2024 minutes reflect that the stairwells will be pressure washed for \$1,900. The June 25th minutes state that they were pressure washed but that building 1 was not done. She asked if it was verified that the work was actually done before the vendor was paid. Steve Lindsey said all stairwells were pressure washed and the vendor was paid. Angela said that whenever there is a contracted vendor, all work is verified by at least one board member prior to a vendor being paid.

Paul Mifsud (3304) thanked the board for doing a great job and for continuing their work into 2025 and that all owners should be thankful. Steve Lindsey expressed his and all the board's appreciation for the positive feedback from Paul. Paul spoke of his knowledge of what it likely takes to run Lantana and in keeping it looking so good and his willingness to help in the future following his retirement, hopefully in 2025.

9. Adjournment: **Motion to adjourn by Mark Shoemaker, seconded by Amy Kalman. Motion approved unanimously. Meeting adjourned at 6:26 p.m.**
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Lantana Organizational Meeting

Steve Lindsey asked that the organizational meeting take place at this time. Angela welcomed owners who wished to stay at the meeting during the organizational meeting.

Meeting called to order at 6:27 p.m.

Motion by Steve Barnes, seconded by Tony Falco, to nominate Steve Lindsey to continue as president. Motion approved unanimously.

Motion by Steve Lindsey, seconded by Mark Shoemaker, to nominate Steve Barnes to continue as treasurer. Motion approved unanimously.

Motion by Steve Barnes, seconded simultaneously by Steve Lindsey and Mark Shoemaker, to nominate Tony Falco to continue as secretary. Motion approved unanimously.

Motion by Steve Lindsey, seconded Steve Barnes, to nominate Mark Shoemaker to serve as vice president. Motion approved unanimously.

Steve Lindsey asked anyone in the community who wishes to fill the vacant board position to please contact Angela or any of the board members with your interest.

Steve Lindsey closed the meeting with thanking the board members for their hard work and continued willingness to serve and to Amy for her great work as a member.

Adjournment: **Motion by Steve Lindsey to adjourn, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 6:32 p.m.**

Approved January 28, 2025.