

Lantana Oceanfront Condominiums

Dear New Neighbors:

On behalf of the Lantana Oceanfront Condominium Association (LOCA), we would like to officially welcome you to the neighborhood! We are pleased that you have chosen to call Lantana Oceanfront Condominiums your home.

The LOCA Board of Directors is made up of Lantana residents who volunteer their time and energy to manage the Condo Association for the residents. Our Condominium Association also employs Dependable Property Management, LLC, to take care of the administrative aspects of the association. Their contact information is in this welcome package.

Included with this letter you will find a reference sheet that provides you with general information regarding the Association. The Association created this sheet for your benefit, and it contains some helpful information that may come in handy in the future. Please take a moment to look it over and let us know if you have any questions. Anything you are not sure about, please ask. We are all happy to answer your questions now, or anytime in the future.

The Board of Directors uses several avenues to communicate with the community: the lobby bulletin boards, email, the Lantana website, and our Facebook page. Our goal is to help keep the neighbors informed of special events, updates and/or announcements. Please return your email address and contact information at your earliest convenience to: Angela@dependableproperty.com, so that you can be added to the distribution list and directory.

You can find more information about this great place we all call home by visiting the neighborhood web site: lantanoceanfront.com

Again, welcome to your new home and your new community.

Sincerely,

The Lantana Welcome Committee:

Amy Kalman #2405

Cherlyn Barnes #3205

WELCOME TO LANTANA
Reference Sheet (Updated January 18, 2025)

MANAGEMENT COMPANY:

Dependable Property Management (DPM)

Community Manager: Angela Phillips

Address: 2194 Highway A1A, #209, Indian Harbour Beach, FL 32937

Angela@dependableproperty.com

PH: (321) 773-4033

Emergency Number: 321-508-5431

If you choose to set up bill-pay with your bank, your account number is your unit number, and checks should be made out to: Lantana Oceanfront COA. Use DPM's address above.

LANTANA BOARD OF DIRECTORS CONTACT INFO:

The emails of the current Board of Directors are listed below:

President: Steve Lindsey – steve-lindsey@live.com

Treasurer: Steve Barnes – srbarnes100@gmail.com

Secretary: Tony Falco – tonyfalco@gmail.com

Director: Mark Shoemaker - shoesfive@msn.com

The Board of Directors meets monthly. Please watch for announcements and agenda. Residents are welcome to attend in person (or via zoom) and participate during the open forum, or at specific times when items come up for a vote.

LANTANA WEBSITE:

lantanaoceanfront.com

Password: **Se@glass**

Lantana Clubhouse WIFI: Network and Password displayed in Clubhouse.

Our website has a trove of useful communications, forms, documents, and financial reports. Please read the Rules and Regs, Important Information for Owners, Tenants and Guests, The Lantana Declarations, Articles and Bylaws, and Florida Statue 718, which defines the Florida Statutes from the most recent Condominium Act.

** The Florida Statutes take precedence unless (as sometimes in our case) the Bylaws specifically state otherwise on specific issues.*

LANTANA FACEBOOK PAGE:

Lantana Oceanfront – Search for it from within Facebook and click 'ask to join'.

LOBBY DOOR CODES:

BLDG. #1 (1791) *1789

BLDG. #3 (1831) *3789

BLDG. #2 (1811) *2789

BLDG. #4 (1851) *4789

(You can have your contact information programmed into the lobby keypad directory – contact DPM to get that set up)

PARKING:

The parking is clearly marked with signs. Please be a good neighbor and park in your designated area. The Board is allowed to fine those who consistently park in the wrong lot. Please make sure your guests are aware of the parking situation.

1791 - Building #1, Parking at far North end lot.

1811 - Building #2, Parking lot between buildings 1 and 2

1831 - Building #3, Parking lot between buildings 3 and 4

1851 - Building #4, Parking at the far South end lot.

KEYS:

When you purchased your condo, you should have received three (3) keys:

1. Mailbox key
2. Garage key (which allows your garage to be opened during an electrical outage). End-units should also receive a key to the garage located in the building.
3. Common area key (to clubhouse, pool and stairs)
(The common area keys cost \$50.00 to replace and are the seller's responsibility to provide. You cannot get these keys made anywhere but through the association)

****If you change your unit key upon moving in, be sure to give a copy of the new key to the board. There are times when they may need access on an emergency basis (ex – flooding situations). In emergency situations, two board members are present. If you don't provide a key, and are not available, the emergency situation could get worse and become costly to you. It is also advisable to give a copy of a key to a neighbor that you trust. This does not replace the need for the Association to have a key, as neighbors are not always available either.**

GARAGE DOORS:

Garage door openers are the Association property. Call DPM if yours fails and needs changing. All costs for a basic unit are covered by the Association. If you want an enhanced opener, please coordinate it with the PM company. In some cases, you may bear the cost yourself, for the opener and professional installation, and inspection to code afterward.

TRASH DAYS:

Tuesday and Fridays – Break down your boxes and NO large BULK items without a scheduled pickup.

RECYCLE: Mondays (recyclables go in the green containers in the trash room)

MONTHLY BUILDING WASH-DOWN DAYS AND ROOF A/C HOSING/ROOF DRAIN FLUSH:

1791 - BLDG. #1, 1st Wednesday

1811 - BLDG. #2, 2nd Wednesday

1831 - BLDG. #3, 3rd Wednesday

1851 - BLDG. #4, 4th Wednesday

This a great time to inspect your roof A/C and schedule maintenance.

MAINTENANCE AND CLEANING:

Maintenance Worker: Daniel

Cleaning Worker: Juan

Maintenance Requests: email: lantanaoceanfront@outlook.com

EMERGENCY ROOFTOP ACCESS:

A/C units never break when it is convenient. If it is not possible to schedule a meeting when DPM or a maintenance person can unlock/re-lock the door, then call DPM to get access to the roof key.

In cases of emergency, DPM can give you a temporary code to an electronic lockbox located on the 2nd floor of the clubhouse that holds the roof key. If you get a lock box code, touch the front panel of the lockbox to light up the display. Enter the code and then press the 'unlock icon'. You should hear an electric motor that is unlocking the front panel. The entire front panel pulls back to give access to the key. The code is only good for one day, so be sure to put the key back at the end of the day.

Be sure to take a picture of the roof top floor surface before and after the HVAC company visits. It is common for HVAC companies to drag the new A/C condenser across the roof. You may be held accountable if damage occurs to the delicate roof covering.

PETS/SERVICE ANIMALS/EMOTIONAL SUPPORT ANIMALS:

Only small pets are allowed (30 lbs. or less). **Dogs are NOT allowed in the pool area or on the beach.** Make sure your guests or tenants know this to avoid fines. Please be sure to pick up after your pet.

Owners/tenants with either service animals or emotional support animals need to talk to the BOD or Management about 'registering' their animal with the association and about any 'reasonable accommodation' that the association might make regarding their SA/ESA at Lantana.

TURTLE SEASON CODE:

Turtle season extends from May 1st to Oct 31st. Limit the escape of light toward the beach from your condo during turtle season. Balcony lights should have the orange turtle bulbs that can be found at DIY stores or on-line. Visit seaturtlelighting.net for more information.

ARCHITECTURAL REVIEW COMMITTEE (ARC)/RENOVATIONS:

Any plan to renovate or makes changes to the outside appearance of your unit requires approval of the ARC. Any structural change to your condo must also be approved by the ARC. **For example, hurricane shutters, windows, sliding doors and balcony lights, all must have approval from the Architectural Review Committee (ARC) BEFORE you purchase or install any changes.** The application form and instructions are located on the Lantana website.

Note: If you choose high impact windows or sliding doors, you will still need to have properly functioning hurricane shutters. Even though new windows and doors have higher impact ratings, we still want to keep the hurricane water away from our doors and windows, which is one of the main functions of the shutters.

INSURANCE:

Lantana has Association insurance that covers all the common areas, and the exterior of the buildings. It does NOT cover damages within your unit (from the drywall in, doors, sliders or shutters). You will need to have insurance for the interior of your unit. You should have enough insurance to protect against flooding from your neighbors, but you should also have enough in case you cause flooding damage to your neighbors and are found to be at fault. **Read the fine print on your insurance.** In some cases, if you are away for a long duration, and you don't have someone checking in on your unit periodically, they may not cover serious issues like flooding or mold.

We suggest you talk to your insurance agent and ask about the ‘special assessment’ rider on your policy. For a nominal charge, you may be able to increase this coverage.

To reduce your insurance cost, you will need a Wind Mitigation report (found on our website). Also, you may need a Fire Safety Sprinkler System Report, or a Fire Security Monitoring System Report (also found on our website). Some insurance companies may require more detailed reports than found on the website. In those cases, you may need to hire an inspector.

MAINTENANCE AND SAFETY SUGGESTIONS:

NOTE: All non-emergency contracted or DIY work on any building system (HVAC, plumbing, electrical) should be done during business hours only, or with prior written BOD/ARC approval. All contractors must check in with DPM, Lantana Maintenance, or a Lantana BOD member before commencing work.

A/C MAINTENANCE:

The A/C removes humidity from your condo, and the resulting water goes down a drain pipe located on the floor near your air handler. The water can form algae that clogs the drainpipe, eventually backing up and stopping the HVAC from operating – or worse, causing an A/C water overflow into your unit (and/or a neighbor’s unit). Even if the A/C has a float-value stop that turns off the A/C when the water backs up, it can fail and cause a water overflow.

Most air handlers have a plastic pipe – with a removable cover – that leads to the drainpipe in the floor. Pour a cup of white vinegar down the drainpipe monthly. Many pour hot water down the pipe ½ hour after the vinegar. Have someone else do this if you are gone for an extended period.

Living in Florida requires humidity management. Don’t set your A/C higher than 78 degrees. Consider having a de-humidifier running at least part of everyday – draining down your sink, bath tub, or the floor drain pipe in your HVAC closet. Mold can set in quickly if your HVAC fails, or if your settings are not sufficient. Mold is dangerous to your health and expensive to fix. If you are gone for an extended period of time, have someone check on your unit periodically.

SECURITY:

Many have installed Ring or Nest doorbells. This is an owner choice and expense. Other things to consider, especially if you are away from your unit for an extended duration, are security system sensors like temperature, humidity, water leaks, door/window intrusion, etc. A wireless security system can alert your phone if any security parameters are violated. Some sensors to consider: Temperature sensor in your refrigerator to detect failure. Water sensors near all likely flood sources (drains, water heater, bottom of A/C, sliding doors, etc.).

FIRE SPRINKLERS:

Be aware of the fire sprinkler heads in your condo – especially when moving furniture or large/long objects. If you break the sprinkler head, a tremendous amount of water will flood your condo. The only way to turn off the sprinklers is to call the fire department and wait for them to turn off the water to the entire complex while your condo fills with water! **Don’t paint over them in any way.** Inspections occur annually. Some have installed protective cages over the sprinklers to prevent accidents.

WATER:

While we talk about water, remember that you live either above, below or next to a neighbor. Water leaks can come from many causes, and it can be a neighbor with the problem, or you. There are at least 20 ways your unit interior can be flooded: clogged master drain pipes, broken PVC pipes, faulty installation of things like bathtubs or showers, dishwasher or washing machine issues, etc. **You can turn the water off to your unit at the water heater.** ***If you are leaving town for more than a few days, you should turn off the water AND your water heater. Please make sure all tenants are aware of the water turn off location.***

If you detect water or mold, contact DPM immediately. If your unit is flooded, no matter what the cause, begin a claim with your insurance company. If the Association is responsible, your insurance company will settle with the Association's insurance company. *Major plumbing leaks present a serious hazard to our homeowners and a major potential financial liability. Owners should notify DPM or a BOD member before any emergency plumbing work on weekends or after-hours.*

FLOORING:

While Lantana was built with sound barriers in the walls and floors, when installing new flooring we recommend being considerate of your neighbors below, and having an underlayment put in.

Balcony Light Receptacle: GFI in laundry room.

Please use common courtesy and be a good neighbor!

Read and respect the rules and regulations. If you see someone breaking a rule, and can let them know in a kind way, please do so. It helps all of us. They may not know the rules. If it continues, or if you are concerned, then report the incident to the Property Management Company. Provide as much information as you can so that we can identify which unit owner to contact (the violator may be a tenant or a guest).

Please inform neighbors (on the lobby bulletin board) when doing a balcony wash or renovations in your unit.

Welcome to Indian Harbour Beach

Indian Harbour Beach City Hall

2055 South Patrick Drive (321) 773-3181

Police – Emergency Call 911

Non-Emergent Calls (321) 773-3030

Fire Department – Emergency Call 911

Non-Emergent (321) 773-5505

Florida Power and Light (321) 723-7795

FPL – Outage – 1-800-468-8243

Internet/Cable/Phone:

Spectrum - 855-734-3225

AT&T - 888-757-6500

Satellite Beach Public Library

751 Jamaica Blvd, Satellite Beach (321) 779-4304

Driver's License/DMV:

1515 Sarno Rd, Melbourne (321) 633-2199

Voter Registration: Brevard County Supervisor of Elections (321-255-4455)

2-1-1 Brevard: Dial 2-1-1- for Information, Assessment & Referral for: Food, shelter, clothing, emergency financial assistance, mental health and substance abuse services, education, training and employment programs, disaster preparation, response and recovery, services for children, youth and families, support groups, government services, volunteer opportunities, HIV/AIDS information and testing, help for persons with disabilities, services for senior citizens, criminal justice and legal aid, crisis and suicide prevention. Dial 2-1-1 24-hours a day/365 day a year. Information can also be accessed on-line www.211brevard.org.

Homestead Tax Exemption – If you are a full-time resident of Brevard County, you will want to file for your homestead tax exemption. The deadline for homestead tax exemption application is March 1st. Required documents include a deed or tax bill, a Florida driver's license, Florida vehicle registration, a Florida voter registration card or declaration of domicile, a social security card, and a residency Green Card if not a U.S. Citizen. Visit www.brevardpropertyappraiser.com for more info.

For more information, go to <https://indianharbourbeach.org>

Local Eats We Like & Fun Stuff

Gleason Park - 1233 Yacht Club Drive, Indian Harbour Beach – A 27-acre green space with a recreation center, outdoor pool, 2 playgrounds plus a lake, trails and wildlife.

Pickleball Beach – NEW indoor, Pickleball facility coming soon to Satellite Beach! Lessons, open play, bar & more.

INDIAN HARBOUR BEACH RESTAURANTS:

Fiesta Jalisco - 1906 Highway A1A – Mexican cuisine with a bar and outside patio.

Hula Moon – 1900 Highway A1A – Offers mix of Polynesian and modern American pub food.

The Scrambled Egg – 727 Pine Tree Dr -- Breakfast restaurant serving omelets, pancakes & other breakfast basics in warm, art-filled surrounds. Patio seating available.

Tide and Tonic – 1940 Highway A1A – American restaurant with outdoor bar and seating and live music.

Le French - 1924 Highway A1A -- Le French is a modern French bistro. Has outdoor seating and a fireplace.

Too Cool Café - 2015 S. Patrick Dr. - Whole fresh food from local vendors, locally owned and pet friendly with outdoor patio seating. They have amazing GF Options!

Cazadores Mexican Restaurant – 630 E. Eau Gallie – Mexican food and bar with outdoor seating.

Masa Taqueria and Cantina – 445 E. Eau Gallie – Mexican food and bar with outdoor seating.

SATELLITE BEACH RESTAURANTS:

Cuisine - 1790 Florida A1A – Unique selection of small plates and dinner entrees, or come to enjoy a cocktail at the bar while listening to live music.

Pappagallos - 1769 Florida A1A, Satellite Beach - Warm, informal pizza place with a standard Italian-American menu plus a patio overlooking the beach.

Morning Glory – 1752 Highway A1A, Satellite Beach – A casual and friendly place for breakfast or brunch with an outdoor patio and an ocean view.

Seaside Florida Grille – 1550 Highway A1A, Satellite Beach – Serving cocktails, steaks and seafood in a Florida vibe. Outdoor patio seating available.

Cadillac Cove - 1462 Florida A1A, Satellite Beach – Local hot spot with pub grub, bar games, live music & a pool table. Outdoor seating available.

Da Kine Diego's Insane Burritos - 1360 HWY A1A – Burritos and tacos from a quaint Hawaiian themed surf shack.

Las Monarcas Mexican Restaurant – 1390 Highway A1A -- Has outdoor seating.

Wicked Pineapple - 1592 Hwy A1A, Satellite Beach – Acai Bowls, Coffee, and Bakery with GF Options and local Family-Owned Business.

Sandbar Sports Grill – 1246 Highway A1A -- With local live music setting the stage, this laid-back spot offers the perfect combination of beach town vibes, tasty eats and entertainment.

INDIALANTIC RESTAURANTS:

Haru Sushi Bar & Grill - 1500 Hwy A1A -- Upscale Japanese combing fish and steaks.

Monkey Bar – Sports Bar 2364 Hwy A1A – Festive, vibrantly colored sports bar with a tropical vibe offering live music, happy hour and pizza. Wednesday is FREE Pool night.

Long Doggers – 890 N. Miramar Avenue - Laid-back American eatery dispensing wings, burgers & beer in beachy digs with outdoor seats.

Skewer's – 144 5th Avenue, Indialantic - Festive Mediterranean eatery with creative fusion fare & occasional belly dancing.

Nini's Cuban Café – 147 5th Ave – Cuban sandwiches and cuisine.

Mel's Tiki Café – 2344 N Hwy A1A – Breakfast sandwiches, poke bowls, smoothies and protein shakes.

Crown Plaza (Long Board's Oceanfront Grill) – Casual dining with an ocean view and live music.

Villa Parma – 874 Miramar Avenue North – Family owned and operated Italian cuisine.

OTHER CLOSE-BY WATERFRONT DINING OPTIONS:

Frigates – Live music, outdoor seating and outdoor bar area

River Rocks – Live music, outdoor seating and outdoor bar area

Squid Lips – Live music, outdoor seating and outdoor bar area

Grills – Live music, outdoor seating and outdoor bar area

Pineda Inn – Live music, outdoor seating

Chart House

Sand on the Beach (oceanfront) – Outdoor seating and outdoor bar area.