

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday January 28, 2025, Clubhouse and Zoom

Board members present: Steve Lindsey, Mark Shoemaker, Steve Barnes (Zoom), and Tony Falco. Units present in person or by Zoom: 1105, 1106, 2103, 2202, 4201, and 4206. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:01 p.m.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion to approve membership and organizational meetings of January 7, 2024 by Steve Lindsey, seconded by Tony Falco. Motion approved unanimously.**
4. Insurance Committee update: Tony reported that our premium for 2025 is \$14,250 less than 2024. Angela stated that the premium payment has been set up as an ACH withdrawal at the end of each month.
5. Update – clubhouse shutters: Steve Lindsey will speak to Best Shutters as to the persistent delay in getting this done.
6. Elevator updates: Steve Lindsey reported that the elevator floor indicator lights in building 2, controlled by an electronic position indicator board, do not work. **Steve Lindsey motioned to accept the work order from TKE in the amount of \$3,233.07, seconded by Tony Falco, to repair the position indicator lights in building 2. Motion approved unanimously.** The clubhouse elevator is not working but an order has been made for its repair which is under contract/warranty.
7. Alarm & monitoring system updates: Steve Lindsey reported that the alarm monitoring system repair in the clubhouse and also in building 1 have been completed. To prepare for our fire inspection we need remedial work to be done by our contractor, Alternate Source Generator Services, who services our fire sprinkler back-up generator. **Steve Lindsey motioned, seconded by Mark Shoemaker, that we spend \$1,192 to have the batteries and the 0-ring in the drain plug of our generator replaced. Motion approved unanimously.**
8. Website update: Steve Barnes said he will post the meeting minutes of the December board meeting, the budget meeting with the treasurer's report, the membership and organizational meeting minutes, along with the most recent financial statements in the next couple of days. Milestone and SIRS final reports are posted. The new owner *Welcome Letter* has been updated and is on the website. Steve will look for a website designer to manage our website but we still need a board or committee member to manage what gets posted and where. He asks anyone in the community who can help with that to please contact him. Steve Lindsey will solicit recommendations from SCCA for a web designer. At present, we are in compliance with the FL 2024 enacted requirements for condo websites.
9. Budget Update: Operational fund balance: \$101,900.70; Reserves MM: \$375,196.96. Catastrophic loss MM: \$43,415.12. Angela reports that a wired transaction to satisfy an account receivable on a recent sale will be forthcoming; it is based upon a lien that we placed upon the property. Taxes to be filed when audit is completed. The audit should be completed by the next meeting. We have not signed a new contract with our current auditor.
10. Painting contracts and projects: Many painting projects to be considered. **Steve Lindsey motioned, seconded by Mark Shoemaker, to hire Mike Smerdell (APT Painting) in the amount of \$745, including all materials, to paint the bottom floor of our clubhouse. Motion approved unanimously.** The Clubhouse requires painting and we want to combine it's painting with the need to paint where Southern Post Tension repaired cables above the two top balconies in buildings 2 and 4 so as to maximize the use and rental costs

of the needed lifts. **Steve Lindsey motioned, seconded by Mark Shoemaker, to accept the quote from Keenan Painting in an amount not to exceed \$6,800 to paint the two areas above the balconies that Southern Post Tension repaired in buildings 2 and 4, the ceiling area in building 4, and the exterior of the clubhouse. Motion approved unanimously.** The plan this year is to also paint the garages and our property perimeter walls. **Mark Shoemaker motioned, seconded by Steve Lindsey to accept the quotes from Keenan Painting in the amount of \$32,990 to paint all garages and the perimeter walls. Motion approved unanimously.** We will now have everything painted and not have buildings subjected to different shades from fading due to the sun and weather. Based upon a suggestion from Tom Kenney we also will look to power wash the tile roofs of the garages.

11. Southern Post Tension (1811, 1851): SPT completed all work as described above. Tony asked that now that we know that the PT repair in building 4 was caused by the shutter installation vendor, we should seek reimbursement of our costs if it is learned that the fasteners that were used exceeded the length required in their contractor approved shutter replacement AMA.
12. SIRS and Milestone Inspections: Everything completed, reports posted on our webpage and overall a very successful outcome.
13. Mansard Roof Replacement for Building 4: **Steve Lindsey motioned, seconded by Tony Falco, to accept Barfield Roofing's quote of \$74,970 to replace the building 4 mansard roof. Motion approved unanimously.** The roof parapets need to be painted once the roof is repaired. **Motion by Steve Lindsey, seconded by Mark Shoemaker, to have the roof parapets painted for an amount not to exceed \$1,600. Motion approved unanimously.**
14. Swimming Pool updates: The two pool heaters, still under warranty, were repaired. Tiles identifying depth need replacement, along with the Marcite. Steve thanked Mark for his work on this. It was suggested by the Geraghtys that we install an in-pool inexpensive thermometer.
15. ARC Update: Mark reported no AMA requests submitted this month. Steve reminded owners that they can replace their sprinkler heads at their own expense with recessed sprinklers that are covered. Doing so, especially on the 7 ft. ceilings will help prevent accidental discharges. They can also be done on vertical walls. The ARC will develop an approval form with vendor contact information for owners who wish to have this done.
16. Lantana Aesthetics updates: Clubhouse improvements are done. Privacy partitions installed, bathroom walls painted, vanities, toilets, fixtures, mirrors, installed, and some finishing touches. Painting clubhouse first floor under way. Great work by Amy Kalman.
17. Clubhouse Ductwork: Regarding the smell in the clubhouse due to rat infestation and mothball smell above the first-floor ceiling. Tony contacted several vendors who gave us various options and prices that ranged from \$1,100 to \$2,500. He'll contact ServPro and we'll stay on this with a hoped-for decision at the next meeting.
18. Dune Trimming: **Motion by Mark Shoemaker, seconded by Tony Falco, to trim the dunes before March 1st, for an amount not to exceed \$5,000.**
19. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Tony Falco. Motion approved unanimously. Meeting adjourned at 7:38 p.m.**

Approved on March 4, 2025.