

## Lantana Oceanfront Condominium Association, Inc.

February 2025 Board Meeting Minutes held Tuesday March 4, 2025, Clubhouse and Zoom

**Board members present:** Steve Lindsey, Mark Shoemaker, Steve Barnes (Zoom), and Tony Falco. Units present in person or by Zoom: 1106, 1204, 2202, 2401, 3304, and 3402. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:04 p.m.
2. Quorum established, meeting notice and agenda posted properly.
3. **Motion by Steve Lindsey, seconded by Mark Shoemaker, to approve the meeting minutes of January 28, 2025. Motion approved unanimously.**
4. Insurance Committee update: Tony and Angela reported our insurance company's property and casualty risk management company, DEFT, will schedule a visit soon. Their new inspector is Matt Overstreet. Our general liability insurance company also sent out an inspector (Susan) who visited today. Their reports will be forthcoming.
5. Update – clubhouse shutters: Still not done by Best Shutters. We will seek bids from other companies due to ongoing delays by Best.
6. Elevator updates: Steve Lindsey reported that the elevator consulting company he contacted charges \$10,000. We will wait on deciding if we wish to engage them to help us identify current and future needs, address the problems we continuously experience with TKE under our contract with them, and options to engage alternative elevator service vendors.
7. Alarm & monitoring system updates: Steve Lindsey reported that alarm monitoring and sprinkler systems inspections are upcoming. All owners will be given advance notice. Inspections will occur in April. Last year it went very smoothly. IHB Fire Inspector will also visit during the coming month.
8. Website update: Steve Barnes will post meeting minutes, financials, and other documents as usual. Meanwhile we will look for a website design and management company. Steve Lindsey will ask SCCA members for recommendations. At present, we are in compliance with the FL 2024 enacted requirements for condo websites.
9. Budget Update: Financials for the first two months of 2025 will be available near the end of March. Angela developed an improved system of matching check detail expenses to invoices. Clubhouse improvement expenses came in at ~ \$1000 less than the \$15,000 budgeted. Pool contract increase from \$660 to \$690/month. An approximate \$34,000 was gained on the sale of a property that we liened due to a receivable from past special assessments and regular assessments, accumulated late charges, compounded interest, and approximately \$4,000 in reimbursed legal and court filing fees. Upcoming projects include replacement of the mansard roof on building 4, painting of our property's perimeter walls, clubhouse painting, and the painting of our garages. All expenses have been budgeted with funds available from our reserves. Overall, budgets are tracking fine for the first two months.
10. Painting contracts and projects: Steve Lindsey expanded with comments on the painting above the two balconies on buildings 2 and 4 from post tension cable breakages, and painting of the clubhouse, Lantana's perimeter walls, and our garages. Daniel did stucco repairs; once cured, painting will begin. All buildings painted by end of April and below budget. Some work may be done around pool surface area once our scheduled pool work upgrade is completed.

11. Mansard roof replacement for building 4: New trusses are being installed with completion by the end of April at which time all four building's mansard roofs will have been replaced and all buildings painted, including the clubhouse and the garages.
12. Swimming pool marcite and tiles: Marcite is the smooth concrete on the inside of the pool. We have some chipped tiles and the depth marking tiles need replacement. We received a notice from the health department that the depth marker tiles need replacement but no violation or fine was given. We received two quotes, Pool Doctor of Brevard in the amount of \$49,500. Our pool service provider recommended Action Pool Plastering who quoted \$26,625. Quotes were distributed to the board. **Motion by Steve Lindsey, seconded by Mark Shoemaker, to replace the marcite lining, pool tiles, and depth indicator tiles for an amount not to exceed \$30,000. Motion approved unanimously.** The pool will not be available for about 3 days and owners will be given advance notice.
13. ARC Update: Mark reported an AMA received and approved by the board for the replacement of sliders in building 4.
14. Lantana Aesthetics updates: Clubhouse and lobbies completed. Steve thanked Amy Kalman and Cherlyn Barnes for their excellent work. We will also begin to look at some landscape improvements come next month.
15. Clubhouse Attic Treatments: Tony contacted four vendors for which three offered proposed solutions to rat infestation and mothball smell above the first floor ceiling. JL Midas Breath Kleen Air to run an ozone generator for 24 hours at a cost of \$2,400. Koala Insulation bid \$1,099 to provide an attic deodorizer and disinfectant and then blow in 10" of fiberglass insulation. ServPro bid \$919 to run a hydroxyl generator and defogger for 3 days. A hydroxyl generator is 10 times more effective than an ozone generator and used for the removal of serious smells including corpses. **Motion by Tony Falco, seconded by Steve Lindsey to engage ServPro at \$919 for the estimate and bid that they proposed. Motion approved unanimously.**
16. Dune Trimming: Mark reported completion of dunes until November except for removal of invasives which can be removed any time during the year and it is mandatory to remove invasives according to Department of Environmental Protection (DEP). Owner Donna Drosner thanked the board and Mark for the good work done on the dunes.  
  
Angela reported that units 1303 and 3404 were sold and the welcoming packet information was given to the new owners. It was also reported that 1202 was purchased in January and it may now be listed as a rental; as such, the lease will need to be submitted for approval, along with the \$75 charge, prior to the unit being leased. Also, Amy and Cherlyn volunteered to continue as Lantana's *Welcoming Committee* to introduce new owners to Lantana and to provide to them important information.
17. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Tony Falco. Motion approved unanimously. Meeting adjourned at 7:06 p.m.**

*Approved on 3/25/2025.*