

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday March 24, 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, 1303, 2202, 3204, 3401, 3402, and 4206. Dependable PM: Angela Phillips (Zoom).

1. Steve Lindsey, President, called the meeting to order at 6:02 p.m.
2. Quorum established. The meeting notice and the agenda were posted properly.
3. **Motion by Steve Lindsey, seconded by Mark Shoemaker, to approve the meeting minutes for February, held on March 4, 2025. Motion approved unanimously.**
4. Insurance Committee update: Tony and Angela reported that on March 5th, they accompanied Matt Overstreet of DEFT, the risk management company hired by our property and casualty insurance provider, in his inspection of Lantana. Overall, he appeared to be favorably impressed with the condition of our property. It was noted that our sprinkler service company (McConkey) needs to post updated inspection tags following their upcoming inspection. Our general liability insurance company also sent out an inspector (Susan) who visited on March 4. Their full 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. TKE Elevator updates: Steve Lindsey reported that we'll likely replace TKE later this year and that we may get an elevator consulting company to assist us in exploring options and, based upon who we engage, help us to get the most favorable contract terms.
7. Alarm & monitoring system updates: Steve Lindsey reported that our annual alarm monitoring and sprinkler systems inspections will take place on April 8th and/or 9th. All owners will be given advance notice. Mark reported that he did a walkabout with IHB's Fire Marshal/Code Enforcer, Linda Johnson. She found a couple of minor items, including keeping the artificial plants in the lobbies from blocking the fire alarm pulls.
8. Website update: Steve Barnes will post meeting minutes, financials, and other documents. He made a few fixes and posted board member certifications. He is looking for a website design company. Steve Lindsey contacted SCCA members who gave us a recommendation – CondoSites (at floridacondoweb sites.com) at a cost of \$65/month. They may be beyond our needs as to sophistication and cost. Steve Barnes found another, called HOASpace (at hoaspace.com). They have three levels with the least expensive at \$39/month. Both companies are similar in that you put in and manage information and if you discontinue their service, you pull out your information. Alternatively, we can find someone to build us a new website. Either way, it has to be managed by someone on the board or in our community. Angela also noted that she is looking for a property management software provider and is exploring a company called Condo Control (at condocontrol.com). The recommendation came from the SCCA. Owner Tom Kenney noted and will look into an AI website design option that may serve our needs. Steve Barnes pointed out that given the digital world in which we now live, all owners should have the means and ability to access information from us online or to have someone do it for them.
9. Budget Update: Audit done. We are in full compliance. Final written copy pending. Taxes to be filed now that the audit is completed. Operating account: \$118,626; Reserves: \$324,463; Catastrophic Loss: \$43,493. Pool servicing cost went up by \$30/month to \$690. Except for that slight increase, operational budget is tracking in line with expenditures.
10. Painting contracts and projects: Steve Lindsey reported that all residential buildings are now painted, concrete painted above the two balconies where post-tension cables were repaired, clubhouse exterior and interior painted, property perimeter walls painted, and the garages are being painted. Entrance signs to be painted. A punch list is to be done for final touchups. Pool deck repair and painting will be done after the pool marcite work is done.

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. Once completed, the west side roof parapet wall in building 4 will be painted.
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. Action Pool Plastering's proposal was voted upon and approved at the last meeting. Work should be started mid-April with an expected time-to-completion of one week.
13. ARC Update: Mark reported that work was stopped in a unit where the ceiling slab was to be penetrated and a licensed contractor for the electrical work is needed. The AMA (Architectural Modification Application) is pending. Once the ARC (Architectural Review Committee) receives, reviews, and submits its recommendation and the board approves the AMA, work can be restarted. Additionally, an AMA was received and is being reviewed for new shutter installation. Angela reported that she just received two other AMAs which will be forwarded to ARC member Steve Kempf. Mark reminded owners that should they want flush mounted recessed sprinkler heads, for which they would be financially responsible, he will look to McConkey for bulk pricing. Contact Mark or Steve Lindsey.
14. Lantana Aesthetics updates: Steve Barnes reported everything is done for the clubhouse and lobbies and that Amy Kalman and Cherlyn Barnes are now reviewing tiles for the pool. We will also begin to look at some landscape improvements come next month.
15. Clubhouse Attic Treatments: Tony reported that a motion was approved at the last meeting to engage ServPro at a cost of \$919 to place hydroxyl generators and anti-microbial foggers in the clubhouse to remove any odors that remain from the rat infestation between the first and second floors. The clubhouse will be unavailable for several days in early April.
16. Dune Signage: Regarding the incursions of people and/or children walking or playing on the newly planted dune sea oats, Tony gave an overview of the discussions and interactions that he and others have had with the City of IHB (John Coffey), the county department head responsible for the beach renourishment program (Leslie of Mike McGeary's office), and the request for permission that IHB made to the DEP field representative, Melanie Cain. At an upcoming meeting, City Council will consider establishing an ordinance that would allow them to cite and fine violators. In the meantime, DEP approved the use of temporary signage that will be placed by IHB and in use until the new plantings are established. While the signage will only be adjacent to the two public parks and the three public access areas, they offered to give us some signs for placement. John Coffey and Police Chief Butler asked that Lantana owners call the nonemergency phone number (321-773-3030) should we see dune violations or any other untoward activity. If available, an officer will respond immediately. Every notification goes into their database which helps them identify areas that may require additional police presence. We emailed all owners to do this.
17. Fill Dirt, Irrigation Repairs, and Landscaping: With the work being done to repair the post-tension cables and the buildings' paintings, the trucks and lifts have created ruts. **Motion by Steve Lindsey, seconded by Tony Falco to accept U.S. Lawn's quote of March 12th of \$2,100 to bring in fill dirt and to fill ruts and to level the swale between buildings 1 and 2. Motion approved unanimously.** Sod will be brought in and placed on top of the filled areas at an expense already budgeted. **Motion made by Steve Lindsey, seconded by Mark Shoemaker to accept U.S. Lawn's quote on March 12th of \$2,500 to trim all the palms on Lantana's property. Motion approved unanimously.**
18. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:33 p.m.**

Approved on 4/24/2025.