

## Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Thursday April 24, 2025, Clubhouse and Zoom

**Board members present:** Steve Lindsey, Mark Shoemaker, Steve Barnes, and Tony Falco. Units present in person or by Zoom: 1105, 1106, 1202, 2103, 2202, 3401, 3402, and 4206. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:09 p.m.
2. Quorum established. The meeting notice and the agenda were posted properly.
3. **Motion by Steve Lindsey, seconded by Tony Falco, to approve the meeting minutes of March 25, 2025. Motion approved unanimously.**
4. Insurance Committee update: Tony reported that he attended an SCCA webinar on the state of insurance in FL and that more companies are entering the market which is good for competition. This is due in part to some legislative difficulties that have been resolved in the last couple of years.
5. Update – clubhouse shutters: Still not done by Best Shutters. We will seek bids from other companies.
6. TKE Elevator updates: Steve Lindsey reported no outages for the first time in some months but we are still looking to replace TKE later this year. Tom Kenney (4206) offered to help Steve with this.
7. Alarm & monitoring system updates: Steve Lindsey reported that our annual alarm monitoring and sprinkler systems inspections took place in early April. It went very smoothly with all 96 units checked. A couple of units need follow up by McConkey Fire Sprinkler Systems to replace a few sprinkler heads. Repairs will be completed within the next month.
8. Website update: Steve Barnes reported his follow up with website providers. At the same time, Angela (DPM) recently contracted with a property management software vendor, Condo Control. Condo Control (condocontrol.com) is a leader in the field. They have software templates for creating our own website that will allow us to merge some of her reports into a modernized website of our own. Our plan, therefore, is to build off of and from DPM's setup wherein both DPM's and our updates can be managed together. In the meantime, Steve will continue to update our website with information as per usual. Angela gave a summary overview of what Condo Control offers her business and Lantana. Its portal software offers various website templates that are user friendly for full access to residents but also access with unique passwords for their individual accounts. Owners will be able to make maintenance service requests, make payments, review their account ledger, upload documents, etc. using an app on their phone or computer. While the Lantana website will be integrated with DPM, if DPM should no longer service Lantana our association can purchase the website from Condo Control at a non-bulk rate which DPM was able to negotiate because they will be used by the other properties managed by DPM. DPM has a new staff member who is building it out with a hoped for installation going live by the end of May. Steve Barnes said that due to our size we need to replace our current website to be fully compliant with the new FL requirements. As such, we will negotiate with DPM a cost sharing arrangement that will not greatly exceed our current GoDaddy payments but will give us compliance and much improved website capabilities.
9. Budget Update: Account values: Operations - \$93,170.91; Reserves: \$282,733.68; Catastrophic Loss: \$43,585. While all completed projects have been paid for (e.g. mansard roof – building 4), new projects planned (e.g. elevators) will be considered as funds accrue. Audit completed, draft report received, final report pending. Corporate taxes owed are

- \$1,900 from interest earned in our money market accounts. 2024 tax extension filed, due 10/15/2025. Year to date expenses are tracking in line with our budget.
10. Painting projects (Clubhouse INT/EXT, SPT, and Garages). 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, garages painted. Entrance signs to be painted. Pool deck repair and painting will be done after the pool marcite work is done.
  11. Mansard roof replacement for building 4: New trusses installed and roof work completed. The west side roof parapet wall in building 4 will be painted now that the work is done.
  12. Swimming pool marcite and tiles: New concrete marcite and tiles selected for pool completion, weather permitting, by end of May, using Action Pool Plastering as board approved at a previous meeting. Completion length of time about a week.
  13. ARC Update: Mark reported that AMA (Architectural Modification Application) approval for tub and shower remodel (3204); approval for interior doors, lights, electrical outlets (2201); and we are currently working on an approval for slider replacements (3306). Angela reported that documents are being submitted for various work in three other units which will then be forwarded to ARC (Architectural Review Committee) for review.
  14. Lantana Aesthetics updates: Baseboards in elevators will be touched up by Daniel.
  15. Clubhouse Attic Treatments: Tony reported that while we contracted with ServPro for hydroxyl generators and anti-microbial foggers in the clubhouse to remove any odors that remain, they operated the equipment for 5 days at no extra cost.
  16. Dune Signage: IHB posted their no walking on the dune signs at Bicentennial Park. They gave us 8 signs which we posted at the bottom of the dunes in the same manner as their postings. The dune sea oats are coming in well. Mark asked that one sign be relocated to the open area between buildings 3 and 4. An individual was seen urinating on the dune. The IHB police were called. Steve Lindsey thanked Tom Kenney for initiating and for him and Tony for following up with the City of IHB to get this done. Satellite Beach also posted some similar signage. Tom said he's not seeing people intruding on the dunes and he extended his thanks to all the board and to Tony.
  17. Fill Dirt, Irrigation Repairs, and Landscaping: US Lawns is coming back to do more topsoil and cleaner fill behind the buildings where the trucks and lifts have created ruts. Steve reviewed 3 proposals for sod placement. **Motion by Steve Lindsey, seconded by Steve Barnes, to contract with a landscaping contractor to lay seven pallets of sod and to do the necessary preparation work to do so for an amount not to exceed \$3,850. Motion approved unanimously.** Second **Motion made by Steve Lindsey, seconded by Mark Shoemaker, to repair the irrigation system for an amount not to exceed \$1,500 for two days work. Motion approved unanimously.** Dead lobby garden palms are being replaced with disease resistant Christmas Palms.
  18. Adjournment: **Motion to adjourn by Tony Falco, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:17 p.m.**

***Approved on 5/29/2025.***