

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Thursday May 29, 2025, Clubhouse and Zoom

Board members present: Steve Lindsey, Mark Shoemaker, Steve Barnes, and Tony Falco. Units present in person or by Zoom: 1303, 3401, 4401, and 4206. Dependable PM: Angela Phillips.

1. Steve Lindsey, President, called the meeting to order at 6:01 p.m.
2. Quorum established. The meeting notice and the agenda were posted properly.
3. **Motion by Mark Shoemaker, seconded by Steve Barnes, to approve the meeting minutes of April 24, 2025. Motion approved unanimously.**
4. Insurance Committee update: Tony stated no new information to report.
5. TKE Elevator Updates: Discussions begun with TKE elevators. Latest 5-yr service contract was 2018 so we are not now under contract which is good as we explore other companies later this year. We will also consider putting the clubhouse elevator servicing out to bid. When we completed the recent modernization (not by TKE), the company who had done the work has since been taken over twice since the installation.
6. Alarm & monitoring system updates: Steve Lindsey reported all alarm monitoring and sprinkler systems inspections done, minor repairs completed, no outstanding issues. Unit 1106 is utilizing McConkey to update and install flush mounted sprinkler covers.
7. Website update: Steve Barnes reported that he posted minutes and several other items including the recently completed final audit. As Angela (DPM) recently contracted with a property management software vendor, Condo Control, we will tie into them with a newly formatted Lantana website page using one of their templates. Steve will continue to post updates as usual until we fully transition by year end. Angela reported that the initial module purchased from Condo Control is a customer interface that will allow notices and documents to be shared, and owners to review their accounts and make monthly assessment payments. Other modules including maintenance requests and reports can be added in the future if we wish to do so. The initial rollout will occur very soon with a request by email to owners to access the portal and create their individual profiles.
8. Budget Update: Invoices year-to-date indicate that expenses are tracking in line with the budget. Irrigation expenses slightly over by about \$500 but easily absorbed within the overall budget. Some taxes paid this year because we had money market earnings of approximately \$8,000 from our money market account balances.
9. Painting projects – roof parapets: Steve Lindsey reported that two items are to be followed up with by APT Painting, Mike Smerdell. Roof parapets on building 4 due to the new mansard roof installation and once the pool resurfacing is completed, the pool deck and walkways around the clubhouse will be painted.
10. Swimming pool marcite and tiles update: New concrete marcite and tiles selected for pool completion. Weather permitting, the project should begin shortly and take about a week for completion. Signs will be posted and owners updated. Pool completion final invoice will be coming out of reserves once the work is completed.
11. ARC Update: Mark reported board approval for slider replacements in 3306. A major remodel of 1106 including sprinklers from pendant to flush concealed type approved. ARC did some form modifications (sliders and shutters) to help guide owners in their planning when seeking for an approval and in working with their contractor. Mark reviewed some work in 4305 to ensure that the contractor was following what was agreed to and signed off on in their AMA for shutter installment.

12. Lantana Aesthetics updates: Light timers (one hour shutoff) in clubhouse bathrooms were installed.
13. Palm Tree Trimming: We have a signed contract and work will be completed in June prior to hurricane season.
14. Landscaping Updates: Green Thumb is waiting to have completion of pool drainage before laying new sod so that the pool chemicals don't damage the new growth. Sod will be done sometime in June. Irrigation system breakages due to heavy equipment for painting projects are also being completed prior to laying the new sod.
15. Adjournment: **Motion to adjourn by Tony Falco, seconded Steve Lindsey. Motion approved unanimously. Meeting adjourned at 6:25 p.m.**

Approved on 6/24/2025.