

## Lantana Oceanfront Condominium Association, Inc.

### Board Meeting Minutes – Tuesday June 24, 2025, Clubhouse and Zoom

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

1. Steve Lindsey, President, called the meeting to order at 6:06 p.m.
2. Quorum established. The meeting notice and the agenda were posted properly.
3. **Motion to approve the meeting minutes of June 24, 2025, by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously.**
4. **Insurance Committee update:** Tony reported that we received our insurance company's risk management report, and it came out extremely well with no items requiring attention. Tony gave an overview of the process our insurer uses. Cabrillo Coastal contracts with a national risk management firm called Deft. In March, the Deft investigator (Matt Overstreet) walked the property with Angela and Tony and thoroughly documented conditions, citing any areas that needed attention. We received their 22-page report which will be posted on our webpage. In 2024 they made some recommendations, almost all of which were already scheduled. This year, Cabrillo wrote our agent stating: *"At this time, there are no recommendations based on the findings in the report. Deft noted that the property is well-constructed and well-maintained with no immediate issues that warrant corrective action."* In turn, our agent, Victor Dalrymple, emailed Angela stating, *"No recommendation items to complete which is a testament to your hard work in upkeeping the association's assets as well as a diligent Board that keeps the association in good order. Reading the Property Strengths reflects all the hard work put into this property. I might suggest sharing these results to the community to show your and the BOD's efforts."* Tony next reviewed the 13 stated strengths of the property and the 6 stated strengths of Lantana's stakeholders.
5. **TKE Elevator updates:** Steve reported that we are on track to review our options regarding elevator maintenance contracting later this year.
6. **Alarm & monitoring system updates:** Steve Lindsey reported some minor issues in Building 1 and in the clubhouse that are being addressed by ISS in the coming week.
7. **Website Update:** Steve Barnes and Angela report that all notices were sent out to owners to register with our new property management software company, Condo Control. It's being rolled out slowly and Angela will keep us updated on progress. From there we will build out our related webpage but for now we will continue to use our current website with the audit now posted, along with meeting minutes, financials, the Deft report, etc.
8. **Budget Update:** Steve Barnes reported on our financial status and account balances. Operations: \$160,984.73; Reserves: \$283,672.06; Catastrophic Loss: \$43,765.69. Audit for 2024 is in process. Currently, the operating fund is tracking positively in the amount of \$36,274 above budget based on receipts and expenditures to date. As for reserves, swimming pool completion cost of \$26,625, above reserve amount by \$3,200. This expense over the budgeted amount was covered, along with some other budgeted items, by the large under expenditure for painting the detached garages. The garage painting reserve

schedule set aside \$58,562 for painting detached garages which were completed at a cost of \$23,560. Additionally, the clubhouse and property perimeter walls were painted (~ \$20,000) with a remaining \$5,000 - \$6,000 from the garage painting allocation. That will go towards repairing and painting the pool deck and walkways outside of the clubhouse and other areas as needed. Angela reported on several projects paid for in March and April that were full year payments.

**9. Painting projects:** Steve Lindsey reported that roof parapets are to be painted next week. Pool deck repairs and painting are needed. **Steve Lindsey motioned, seconded by Steve Barnes, to expend an amount not to exceed \$4,000 for pool deck concrete repairs, priming and painting and any related stucco work. Motion approved unanimously.**

**10. Swimming pool marcite & tiles update:** Steve Lindsey reported that the work is done and asked Angela to file a claim with the City of Melbourne Water Department to have them adjust and reimburse our upcoming bill to exclude the sewage charges that are tied into the water rate bill. Angela described the process as first we pay the current bill in full, then submit documentation that the pool has been filled. The city will adjust the bill based on the previous 3 months of average usage prior to the pool filling and then remit a reimbursement check to us for what was calculated as the sewage portion. She will inform the board when that check is received and its amount.

**11. ARC Update:** No AMAs received for the month of June. The ARC Committee made some modifications to our policies/forms pertaining to air conditioning and water heater replacement. Also, while the owners and contractors sign the forms, the contractor's workers and/or subcontractors do not always see the form or know the requirements. This prompted the ARC to modify the form stating that an ARC member, property management, or board member may visit the worksite prior to work beginning, especially in instances of shutter and/or slider replacement to ensure that the proper fasteners are being used and that drill bit penetration is acceptable so as not to compromise the post tension cables.

**12. Lantana Aesthetic Updates:** Everything that has been scheduled has been completed.

**13. Illegal Parking, Trespass, and Dune Crossing:** With Bicentennial Park charging for parking, we are concerned with beach visitors parking at Lantana which has occurred. Owners should take a photo and send it to Dependable and Lantana Maintenance. We are also considering a physical barrier (a short lattice-type fence that will not be seen from the beach) along with a sign stating that violators will have their cars towed.

**14. Landscaping updates:** Sod will be laid behind the buildings to repair the lawn damage that occurred due to heavy equipment usage and resulting sprinkler damage which is now repaired.

**15. Adjournment:** Motion to adjourn by Tony Falco, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:02 p.m.

*Approved on 7/29/2025.*