

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday July 29, 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 and Samantha Rossetter.

1. Steve Lindsey, President, called the meeting to order at 6:12 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 informed the board that Assured Partners sent us a notice of change of underwriting from Orange Exchange to US Costal in December. This does not indicate additional costs or changes in coverage.
5. TKE Elevator updates: Steve Lindsey wants the board to consider hiring an engineering company that specializes in elevators (Lerch Bates) for an elevator maintenance contract review and an engineering assessment of our elevators. Estimate should be \$7,000 plus expenses. The project should not exceed \$10,000. This will be up for a vote at the next meeting.
6. Alarm & monitoring system updates: Steve Lindsey reports additional work is required. IHB fire marshal suggested moving the fire box to the north side of the building due to salt corrosion. The current Knox Box is being looked at in the next day or two to see if a new Knox Box will need to be purchased.
7. Website Update: Steve Barnes let the board know that the current website Word Press will be transferring all information at the end of the year. Since Dependable has launched a new website, all the information will be on Condo Control. Both websites will be available until the transition is complete. Condo Control has various module options, including owner payments, announcements, service/maintenance requests, etc.
8. Budget Update: Steve Barnes reported current account balances.

Catastrophic Loss: \$43,852.11; Operations: \$186,624; Reserves: \$284,133.71. YTD expenses are tracking in line with the budget.

9. Painting Projects - Steve Lindsey informed us that all painting projects have been completed.

10. ARC update: Mark stated no AMAs this month.

11. Lantana Aesthetics updates: Nothing new to report.

12. Illegal Parking, Trespass, and Dune Crossing: Steve Lindsey had Daniel put new fencing up adjacent to Bicentennial Park which look to be working. The towing signs are up and we have not noticed illegal parking. If owners observe or suspect illegal parking, they should take a photo and notify Dependable and Lantana Maintenance.

13. Landscaping Updates: Steve Lindsey stated that most of the landscape projects had been completed with the exception of the east side of the buildings. We are looking for volunteers/input to recommend dressing up the new pool area. There may be extra funds in the budget, but if not it would be proposed in the 2026 project.

14. Adjournment: **Motion to adjourn by Tony Falco, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 6:51 p.m.**

Approved on 9/30/2025.