

Lantana Oceanfront Condominium Association, Inc.

Board Meeting Minutes – Tuesday August 26, 2025, Clubhouse and Zoom

Board members present: Steve Lindsey, Mark Shoemaker, Steve Barnes, and Tony Falco (Zoom). Units present in person or by Zoom: 1106, 1401, 2103, 2202, 3204, 3304, 3401, 4401. Dependable PM: Angela Phillips, Sam Rossetter.

1. Steve Lindsey, President, called the meeting to order at 6:04 p.m.
2. Quorum established. The meeting notice and the agenda were posted properly.
3. Approval of 7/29/2025 BOD Meeting Minutes: Due to some technical difficulties the meeting minutes will be drafted, shared with the board, and ready for approval at the next meeting.
4. Insurance Committee update: There is nothing new currently to report.
5. TKE Elevator updates: Steve Lindsey reported that all board members have received a consulting services proposal from Lerch Bates entitled *Maintenance Contract Review and Modernization Site Survey*. Lerch Bates is an engineering consulting firm that specializes in elevators. Their reputation is exceptional, and they are highly rated. As we have been very dissatisfied with TKE, Lerch Bates will review our TKE contract and the current condition of our elevators, including our clubhouse. Their proposed cost is \$7,500. **Steve Lindsey motioned, seconded by Mark Shoemaker, that we hire Lerch Bates for an amount not to exceed \$10,000 to provide elevator consultation as proposed.**
6. Alarm & monitoring system updates: Angela gave a detailed report of an incident that may have caused a fire in our maintenance room and serious damage to our diesel generator that pumps water through our sprinkler systems. A construction crew doing work across A1A cut the electrical and cable/internet wires putting our buildings down and causing our generator in the maintenance room to overheat. In the early morning hours of August 12th, the IHB fire department was called by IHB police because they saw smoke coming from our maintenance room. The FD arrived promptly and shut down the equipment. In the process, it was learned that the fire alarm monitor in the maintenance room did not sound its alarm. While no one in the residential buildings were endangered, the fire department put us on “fire watch” for all buildings until the system was back up and running with the watch not being released until approved by the IHB fire marshal. Angela commenced the required hourly inspections of all areas of our property at 5:30 am, with Daniel and Gus helping at 6:00 am. Our fire monitoring company, McConkey, was in the area and arrived shortly thereafter and restored the pump but not the alarm monitor in the maintenance room. The fire marshal released the watch at around 7:00 am. It appeared that the maintenance room alarm did not function because someone or entity did a bypass with an inserted resister. The alarm is supposed to sound each time the pump goes on, including the weekly testing. Steve will investigate the matter further. The board thanked Angela for her early morning intervention and for arranging the follow-up services needed.
7. Website Update: Steve Barnes and Angela report that the website is being worked on and owners need to continue to register with Condo Control as requested if they have not already done so. Recently, an announcement went out to make sure people who mail personal checks or have their bank do so, to make their check out to Lantana Condominium Association, NOT to Dependable. Steve asks that another email get sent stating specifically to make out one’s check to Lantana Condominium Association. Mark and Tony attended a Condo Control webinar today and mentioned that PDF documents are

best because scanned docs don't read well. Tony mentioned that there are many modules that are available for us to consider, some being more essential than others.

8. Budget Update. Steve Barnes reported on our financial status and account balances.

Operations: \$202,643.96. Reserves: \$284,611.52; Catastrophic Loss: \$43,941.58.

Regarding reserves, \$300,000 has been designated for elevators. YTD, reserves expenditures are \$125,465 within the 2025 reserves budget of \$434,000. Operational and reserve balances are in good order. We were billed approximately \$10,000 for water after filling the pool; however, a significant portion of this amount is expected to be refunded by the city, as sewer-related charges will be returned to us.

9. Painting projects – private balconies: Steve asked for a discussion regarding whether the association should have the balcony floors painted in that they are, according to our docs, owner responsibility. We painted the ceilings and walls but not the floors with some having already been completed by owners with Lantana supplying the paint. Mark and Tony think that with all the buildings recently painted, we should ensure that the floors are also done. It is important to periodically paint/seal them to inhibit saltwater exposure and concrete spalling and rebar corrosion, which is one of our greatest potential costs. Jeanie Hughes, an owner since 2002, commented that the floors have always been painted when the buildings were painted. Angela gave an historical overview as to why condo developers left owners to be responsible for the balconies (tiling, carpeting, etc.) until they discovered that that caused 1) a salt problem and 2) that they did not want to be responsible for replacing worn carpeting, broken tiles, etc. In subsequent new condominium developments, most parties omitted it from the governing documents, opted to address only painting requirements, and did not initiate amendments to the governing documents, as this process can be quite complex. **Steve Barnes motioned, seconded by Steve Lindsey, that this be placed on the agenda for the next meeting and to be voted upon. Motion approved unanimously.**

10. ARC Update: No AMAs received for the month.

11. Illegal Parking, Trespass, and Dune Crossing: We put up a small section of fencing behind building 4, adjacent to Bicentennial Park, to inhibit illegal parking, entering the park around our perimeter wall, or dune crossing. It seems to be working well. Should owners see illegal parking or any untoward activity, they should take a photo and send it to Dependable and Lantana Maintenance.

12. Landscaping updates: Sod placement behind the buildings will be delayed until the weeds are effectively killed. While we budgeted for 6-7 pallets, vendors are citing a need for about 40 pallets of sod. We will budget this for next year while also improving the landscaping around the pool

13. Adjournment: **Motion to adjourn by Steve Lindsey, seconded by Mark Shoemaker. Motion approved unanimously. Meeting adjourned at 7:31 p.m.**

Approved on 9/30/2025.