

**Lanai Condominium Association
Monthly Meeting
November 21, 2019**

Meeting was called to order at 7 pm by President, Gary Jugert.

Members present: Gary, Frank Branham, Chrisann Steurer, Mackenzie Clark, Katie Moriarty.
Absent: Nick Zoller and Toby Clark. Joe Schmidt, Property Manager was also present and David Ariss, Centennial Property Association was absent.

Minutes from last month's meeting were approved.

Treasurers Report: Gary reported that we have \$121,931.38 cash on hand. A check was written for \$16,000.00 as a down payment on the elevator doors project. If we take off the amount spent on gas repairs and sewer troubles from last year, our budget looks good. We did spend \$99,000 on maintenance last year and had budgeted \$124,000.

Management update: Joe reported that the access door repairs are going well and about 1/3 of the building has been finished. Contact Joe if you still need your wall fixed from the natural gas mishap and John M will be around to repair your wall.

Western Waterproofing will be at the Lanai on Monday, 11/25, to assess the leaking roof damage and we should have a report soon on what needs to be done.

Lenny reported that he and Frank are catching up on the painting in the lobby and 12th floor hallway. For the roofing, the 12th floor has cracks that need replacing and a specialist is coming to figure out our three-layer process for repairing that roof.

Joe also mentioned that he's been talking to companies that do internet systems and we might go with one of them to wire our building for internet capabilities. Google Webpass and Starry Internet would not charge a fee to install their equipment but customers would pay a monthly service for what they say is faster service. Contact Joe if you have an opinion to share.

Group Updates:

Green Thumbs-nothing to report

Rooftop-Bob reported there will be a Thanksgiving potluck in the Ohana room on Thursday, Nov 28 at 2:30 pm. There is a sign-up sheet on the office door.

On December 22, 2019, there will be an Ugly Sweater get together at 1 pm. Beer and munchies will be provided and wear your Ugly Sweater and spread some holiday cheer.

The group has 4 quotes for finishing up the BBQ grills and the group will meet and decide which to go with and try to get this project finished up by end of year.

Tree trimming for the lobby and Ohana room will be Saturday, Nov 30 at 9:30 am. Come help decorate and mingle.

Presidents Report: Gary gave an update on the ongoing boiler issues and repairs. One of the boilers needs parts and they have been ordered and possibly are in. He will stay on top of that to finish that project. Shopping carts have been disappearing from the back parking lot and we don't have the monies to replace those, so please take care of the ones that remain. Residents need to send a letter for insurance certificates as part of their insurance on their property to Joe each year for renewal. Residents will be notified soon on this process.

Decorating door contests will continue again this year and it will be judged on December 21st and announced at the Ugly Sweater party on Dec. 22nd.

Old Business: The pet policy was revisited and discussed. A motion was brought up by Katie and discussed. The new policy will say that if your dog is a service dog, the form must indicate that and be signed by the owner. There will be a fee if the policy is violated. Motion passed.

Budget-Frank motioned that we move to pass the 2020 budget increase proposed by the Board and Mackenzie seconded. Discussion followed with Margaret Rohan asking for the increase be at a slower pace for those on a fixed budget. Margaret also mentioned that information we had stated on the Florentine was incorrect and she discussed rental incomes in that building. Lenny discussed our reserve study and the importance of having cash on hand for reserves. Geetha wondered if this new budget would replace the need to go up again 10% next year and was told that was the hope. Donna mentioned that renting unit 101 was a trial for the Board and the rent could go up next year if the Board decided. Several were fine with the renters in 101 and liked the idea of an extra income from the rent. Gary explained that this motion for the Budget would be a 17% increase this year instead of the 20% proposed earlier. Board voted and budget passed.

New Business: Window covering proposal: The old rule states that coverings must be white on the exterior. The new covering proposal states that exteriors must remain white and only professionally made draperies or miniblinds are acceptable window coverings. Also, blinds or curtains must be in good repair with no sheets or towels used for coverings. This was discussed and explained what “professional” meant and will be voted on next month.

Homeowners Forum: Judy shared a letter of concerns with everyone. She talked about raising the rent on 101 for extra income. She was concerned about the electric charging station costs in the garage and was assured the owner will cover those costs. She also asked residents to keep an eye on the shopping carts.

Joe brought up the privacy issues of a directory printed out for the building. If someone needs to contact another person in the building, contact Joe and he'll help out with the logistics. For right now there will not be a list coming out like in years before.

The issue of rodent droppings in the garage came up and Joe will look into some traps for the garage.

Meeting was dismissed at 7:55 pm and adjourned into Executive Session. Next meeting will be December 19, 2019 in the Ohana room at 7 pm.