

**Lanai Condominium Association
Homeowners Meeting
Dec. 21, 2017**

Meeting was called to order at 7 pm by Vice President, Lenny Landis.

In attendance were: Frank Branham, Katie Moriarty, Chrisann Steurer and Lenny Landis. Absent were: Gary Jugert, Nick Zoller and MacKenzie Clark. Also in attendance were: David Ariss, Centennial Properties Management and Avi Bencomo, Resident Manager.

Approval of the minutes: Nov. minutes were read and with no discussion, it was motioned to accept the minutes by Frank and seconded by Katie. Motion passed.

Treasurers Report: Total checking/reserves to date are \$400,776.00 and our reserves are up \$39,139 from this time last year. Special assessment monies already collected as of Nov 30, 2017 are \$109,434.40. Treasurer MacKenzie Clark was absent for the report, this information was presented by David Ariss. We are on track to finish out the year on budget.

Managers Report: Avi reported about the Energy Summit he attended this month and that our building has a score of 81 out of 100. He learned saving tips for our building and found information on products and vendors very helpful for future use. He has links and handouts for help if owners are interested. Our score is high because of the money saving features we have changed this year with all LED lighting around and in the building and new energy rated washers and dryers.

The boiler repair was discussed and Avi explained that the last episode with the boiler going down was because of tubes that had been plugged and welded are cracking and leaking. There is still a minor leak in the bottom of the boiler but for now, it's still working. The invoice for the repairs to our boiler came in at a higher rate than we expected so this invoice is being reviewed and we are disputing the costs. Our concerns have been heard by Haynes Mechanical and we are up for a review of the bill. The elevator floor carpet has been removed due to pet accidents and Avi is looking for a time soon to change out the flooring in the elevator when the traffic and usage is lighter (probably in the middle of the night.) We have also contacted another company to do our Preventative Maintenance on our elevator. This company is going to address some of our current issues to make sure our elevator is ready to go for this construction project.

Centennial Property Services report: David Ariss reported that our insurance for next year will increase approximately \$4000.00. This is due mainly to rising costs of insurance.

Vice Presidents Report: Lenny reported that the final report on our asbestos abatement is on our website- www.lanaihoa.com under special projects.

Lenny laid the ground rules for the HOA forum to allow each unit to speak and that there would be a time limit. Lenny also discussed some of the criticisms and concerns that the Board has received and asked owners to please submit those in writing to the Board for review.

Old Business: HOA storage space lease agreements have been given out and signed for the year 2018. There will be about 5 storage units available and those will be posted for owners to talk to Avi about renting. Those would become available on 12/22/17.

New Business: none

HOA Forum: (each speaker had 2 minutes to ask a question or state a concern)

Barb-809: according to the asbestos report, they had ND (non detectable) and 2% reports and they wondered if they needed to move furniture if its ND. Lenny thought yes on the 2% but probably not on the ND. She understood that all homeowners were responsible in sharing the costs of the abatement even if the units didn't have any detectable amounts of asbestos and Lenny confirmed that to be correct.

Kate-710: commented on Avi's work this year and how he's done a great job and thanked the Board for their work as well. She also thanked the volunteers around the building that keep the building looking great.

Antonio-210: Wondered why the assessment was so much when the HOA dues have been paid for years and the building should have monies to cover the pipe replacement. Chrisann explained that HOA dues mainly pay for keeping the building running and the Board didn't want to drain the reserves to pay for part of this project.

Melissa-507: Is the schedule out for when we start in January with the asbestos project. Lenny answered no but we would make sure owners had 30 days notice as to when we would start.

Bob (Dad of Kasey)-901: He wondered where the urgency was earlier in reports to the building pipes and now all of a sudden it is an emergency. He was confused by the 2 estimates and why they were so far out of balance from each other. He wondered if we could have more estimates before we started the project and if we could have a professional bid from an engineer. Lenny agreed to meet with Bob and discuss these questions.

Gunther-1003: Gunther read a report handed to him about the voting procedure used to tally the votes on the process of paying for the assessment upfront or monthly in our HOA dues. His objection was that we were in violation.

Mitch-501: Mitch discussed his objections to the parents of 901 being at the meeting and not the owner herself. He stated he's been here 18 years and respects what the Board is doing and how they are handling the process.

Andy-1101: Andy asked about money savings for having a energy score of 81 and if that would earn us anything with Excel. He was told "yes" and the audit coming from Excel soon will tally our rebates because we have changed out most of our lights in and around the building and our washers and dryers are new and energy efficient now. Our Boiler is 60% efficient and the new "condensing boiler" we are looking into purchasing will upgrade us even more.

Lori-207: Lori's main theme was to let the Board do their job and support them in their cause to fix our building.

Doc-101: Doc asked if the unit has no asbestos do we have to move out or move anything? He was told "no" and he wondered if the plenums would go back to their original size and shape and was told "yes".

Luella-601: Luella asked if she had 5% asbestos would she have to move out and the answer was yes. She has had professional engineers look at our situation and they agree the work needs to be done. She asked owners to keep up on the email blasts being sent out and thanked the Board for their work.

Greg-305: Could we benefit from a FAQ page on the website to keep owners informed? It was discussed and decided it would be a great idea. Donna Bright noted she would help set up a FAQ page and it would be updated once a week.

Kristen-310: Wondered about a time frame for the project to start and we told her we didn't know yet.

Lenny thanked everyone for their concerns and for coming.

Chrisann made a motion to adjourn and it was seconded by Katie. Motion passed.
Next meeting : Jan 18, 2018 in the Party room on the 12th floor. Meeting adjourned at 7:58 pm.