

**Lanai Homeowners Association
Annual and July Homeowners Meeting
July 19,2018**

Annual meeting was brought to order at 7:03 pm by Gary Jugert on the 12th floor outside due to hot weather and no air conditioning.

Members present were: Gary Jugert, Lenny Landis, Frank Branham, Katie Moriarty, Mackenzie Clark, Nick Zoller and Chrisann Steurer. Also present were: Avi Bencomo, Resident Manager and David Ariss, Centennial Property Services.

Minutes from last years Annual meeting were discussed and motioned to approve by the floor. Motion passed.

Treasurers Report: Mackenzie reported that our total operating and additional savings assets were at \$340,000 which is up from last month by \$18,000. Our special assessment account is \$1,357,649.53. The question came up about line item 803 and what exactly it was. Our CPA says it's a fund balance equity account. Legal fees are over budget by \$7,271.04 and our Administration Contingency for Avi's temporary housing is over \$12,575.26 but insurance should pay this back. Plumbing repairs are also over budget \$5,760.66 due to plumbing issues we've had to deal with this month.

Year End Report: Lenny and Avi gave an update on the HVAC project. Asbestos workers are done and would be cleaned up by July 20, 2018. Also, 100% of our contracts are signed and under contract. The project is 65% complete at this date and only 58% of our budget has been spent on the project. Lenny confirmed that the budget and scheduling is on target. Schedule changes do occur and please watch for changes that are posted on your door or on the TV's or in the email blasts. Plumbing pipes are coming soon to the stacks and should start with stack 01. FCU's had a shortage on boots and those will come in when they do your pipes along with your FCU. Questions from the floor included: asking for more time to schedule changes when there are pets and work schedules involved. A question about painting came up and Lenny reassured residents that the dry wallers will have your unit ready to paint when they leave. Owners need to do the painting in each unit and Avi has a list of painters who can help. It was reported that the south side of the building is done with all FCU's. Dry wall will come in after the pipes are installed. A complaint about the duct work was addressed and Avi explained that the building will be put back the way it was before the construction began. One resident read a report with some concerns about the duct work as well and Lenny explained that our triple layered duct work was above grade and our ducts being flexible made for better sound efficiency. Avi said to let him know if the schedule just won't work for you and to email Gary if you have more concerns. Laundry room is out of commission and after the plumbing is adjusted, the new flooring will be laid and the room back in order. Avi's unit and the lobby will be back in construction soon by our drywall contractors.

Chrisann explained the 5 year roof plans are starting to gel and the group working on them has drawings and a model to look at. The group will meet next week to start work on a budget to continue on with the plans to make the rooftop a great place to hang out. The hopes are still high that the grills will be in this summer and ready to BBQ.

Accolades:

Gary acknowledged the following owners for their hard work and determination to the Lanai.....

Avi~managing the building and the construction

Lenny~helping out with construction

Kate and Chrisann~getting new people involved in watering and keeping us green

Luella and Liz~seeing a problem and seeing a solution and following through

Katie M~membership person for the Lanai

Mackenzie~keeping track of our expenses and monies

Dave Ariss~being on top of situations that arise

Joel~manager of the Asbestos group and stellar job by his crew for completing the project on budget. Any one with complaints about asbestos issues needs to let Avi know asap.

Election results:

Ballots have been counted by Ed, David and Elizabeth and we received 60 ballots.

Gary had 56 votes, Chrisann had 49 votes, Kasey had 14 votes and Gunther had 1 vote. Two ballots were disallowed.

The Board discussed job descriptions and stayed with the current positions.

President- Gary Jugert

Vice President- Lenny Landis

Secretary- Chrisann Steurer

Treasurer-Mackenzie Clark

Motion was called to adjourn to the monthly meeting at 7:55 pm. Motion passed and a 5 minute recess was called.

July HOA minutes
July 19, 2018

Meeting was called to order at 8:00 pm by President Gary Jugert. Members present were: Gary Jugert, Lenny Landis, Chrisann Steurer, Mackenzie Clark, Frank Branham, Nick Zoller, Katie Moriarty. Also in attendance were: Avi Bencomo, Resident Manager and David Ariss, Centennial Property Services.

Minutes were discussed from the June meeting and motioned by Chrisann and seconded by Frank to be accepted. Motion passed. Gary reminded us to list approved minutes and reports in both the annual and monthly minutes.

Treasurers Report: Mackenzie reported that our total operating and additional savings assets were at \$340,000 which is up from last month by \$18,000. Our special assessment account is \$1,357,649.53. The question came up about line item 803 and what exactly it was. Our CPA says it's a fund balance equity account. Legal fees are over budget by \$7,271.04 and our Administration Contingency for Avi's temporary housing is over \$12,575.26 but insurance should pay this back. Plumbing repairs are also over budget \$5,760.66 due to plumbing issues we've had to deal with this month.

Managers Report: Avi fielded questions from the floor.

Luella wondered about the parking space for her tenant that was had some issues with workers parking there now. She was reassured that her tenant could park there.

A question came up about the south side project and the beautifying of the south side of the building. We have a bid for a new sprinkler system, sod and landscaping up next to the building. A discussion and straw poll was taken to see if owners wanted all rock or some rock and shrubbery. All grass is not an option as the sidewalk was put in higher than the last one and up to code....and if we planted grass, a french drain would need to be installed and that's a huge expense we can't swing right now. The ugly orange cones are still there due to liability right now. Avi hopes to get the work done before winter sets in.

A question was asked about the BBQ grills and the gas lines. Avi reported that the plumbers can run gas up from the 11th floor to the ceiling and the fire inspector stated we need to be a certain amount of feet from the building.

Laundry room should be done next week.

Centennial Property Services: David had nothing to report this month.

Group Reports:

Social: Donna is hoping for an end of summer BBQ when the gas grills are ready.

Green Thumbs: Nothing new to report

Rooftop group: Meeting next Thursday, July 26 at 7 pm on the roof.

New rentals/residences: Katie stated there are 12 owners on the list to rent. The next owner on the list has been contacted because there is an opening now.

Presidents Report: Lenny and Avi gave an update on the HVAC project. Asbestos workers are done and would be cleaned up by July 20, 2018. Also, 100% of our contracts are signed and under contract. The project is 65% complete at this date and only 58% of our budget has been spent on the project. Lenny confirmed that the budget and scheduling is on target. Schedule changes due occur and please watch for changes that are posted on your door or on the TV's or in the email blasts. Plumbing pipes are coming soon to the stacks and should start with stack 01. FCU's had a shortage on boots and those will come in when they do your pipes along with your FCU. Questions from the floor included: asking for more time to schedule changes when there are pets and work schedules involved. A question about painting came up and Lenny reassured residents that the dry wallers will have your unit ready to paint when they leave. Owners need to do the painting in each unit and Avi has a list of painters who can help. It was reported that the south side of the building is done with all FCU's. Dry wall will come in after the pipes are installed. A complaint about the duct work was addressed and Avi explained that the building will be put back the way it was before the construction began. One resident read a report with some concerns about the duct work as well and Lenny explained that our triple layered duct work was above grade and our ducts being flexible made for better sound efficiency. Avi said to let him know if the schedule just won't work for you and to email Gary if you have more concerns. Laundry room is out of commission and after the plumbing is adjusted, the new flooring will be laid and the room back in order.

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Old Business:

Pet discussion group: Kate Landis reported that there would be a short meeting of those interested right after the meeting on the West side of the roof.

Stair challenge: Kate Landis won the Stair Challenge this month.

Pool rules seem to be working out well and no one is complaining about music noise or anything else in the pool. There has been a good number of owners using the pool as well.

New Business: It was brought up that our rental cap might be moved to 30% (which would add 5 new spots). Discussion ensued and the majority at the meeting want to keep the rental cap at 25%. Comments like: “renters aren’t as congenial in general “to “we just bought here because the rental cap was so low”. One resident wants the family members to not be considered renters. Our lawyer has stated that “anyone who is NOT the owner living in a unit is considered a renter” and we follow that rule.

A discussion was also brought up on the ruling of flying “flags” on the sides of the balconies. Our rule states for safety, nothing is allowed to fly from the balcony. The discussion included various opinions and it was tabled to be decided later.

Homeowners forum: nothing else to report

Nick motioned to adjourn and Chrisann seconded. Meeting adjourned at 8:34 pm.

Next meeting, August 16, 2018 in the Party room on the 12th floor.

Executive notes:

*concerns about the exterior of the building looks....it will get better soon

*check to see if our CPA would charge to come to the meeting next month

*Files: discussion with Lenny and Avi on getting into files without permission