

**Lanai Condominium Association**  
**July Minutes (by Zoom and in Person)**  
**July 15, 2021**

The July meeting was called to order at 7:18 PM by President, Gary Jugert. In attendance were: Frank Branham, Chrisann Steurer, Matthew Lea, Toby Clark, and Madelyn Casey. Sandi Smith was absent. Also in attendance was Wendy Klein, CAP and absent was David Ariss, Centennial Property Services.

The new board voted to retain the officers in the same positions for the coming year.

**Minutes:** The minutes from the June meeting were read and a motion was made to accept the June minutes by Toby. Frank seconded and the motion passed.

**Treasurer's report:** The balance sheet shows that we have \$104,026.58 in our accounts and \$117,861.19 in our Assessment fund. This makes \$221,887.77 Cash on Hand. Our Reserves are at \$157,685.60 for a total of \$379,573.37. In the Budget vs. Actual report, our legal fees are at \$22,000 for our ongoing lawsuit against Express Pros. Line 505k shows the roof repairs at \$16,000. Line 540B shows \$6600 in building plumbing repairs. Line 676 shows our approved special projects at \$38,000. These are all over budget right now, but the rest of the budget is holding and doing well. The roof project is going well and on schedule and we got a check from Lochinvar for \$50,000 for the warranty on 2 of the old boilers. These monies should go into the reserves after all expenses are taken care of with the boiler situation. A motion was called to approve the financial report and Matt made the motion. Frank seconded and motion passed.

**Roof progress report:** Ari was not there so Gary reported the roof is on schedule and should be done before the end of the month.

**Manager's report:** Wendy reported that the trees will be trimmed next Tuesday, 7/20. A fire inspection report showed we need to upgrade our trash receptacles to a closed room or outside. The Board will discuss how to proceed with this new regulation. They also stated that we cannot have welcome mats in the hall anymore. They need to go inside your unit. She will send out an email for the alarm inspection coming up at the end of the month. There will be a pool inspection on Tuesday, 7/20 as well. The rental cap is full right now at 25% but there is storage available. If you need building storage, contact Wendy. Parking is also full right now. She mentioned to make sure and secure and lock belongings in the garage. Frank asked if we know how many dogs are in the building now, and her answer was no. Carol made a comment on the light sensors in the garage being slow and Lenny will get an estimate on how much it would be to replace those. They are older and may need replacing.

**Maintenance report:** Lenny stated there are many repairs going on in the building right now and we still have one boiler to replace. Bill Loper still needs a statement to present to State Farm about the assessment and faulty boilers. Gary told him he'd do the best he could. Matthew stated that his A/C is not keeping up with the heat and isn't as cold as he would like. Lenny will check to see if we can lower the temp a few degrees. Carol wondered if we have solved the water issues on the roof.

**Group Reports:**

- **Social Spaces:** Chad was not present, but Chrisann stated that the pool furniture should be shipping out soon and arriving here sometime next week. Toby let us know that a social event will happen when the roof is finished, and the Pride gathering was a good time.
- **Green Thumbs:** Weeds were discussed and Wendy will check to see why they are such a problem.

**President's Report:** None

**Homeowners Forum:** The bike room was addressed and there are many concerns about the clutter and construction materials stored inside there are causing bike owners trouble getting their bikes out of the room easily. Wendy said she would clean it up and Matthew was asked to come up with a new design for the layout in that room.

Motion was made to adjourn at 7:57 PM by Frank. Matt seconded it and motion passed. Next meeting will be August 19 at 7 PM in the Ohana room on the 12th floor.