

**Lanai Condominium Association
Board Meeting
December 19, 2019**

Meeting was called to order at 7 PM by President Gary Jugert.
Members present were: Gary Jugert, Frank Branham, Nick Zoller, Katie Moriarty, Chrisann Steurer. Absent were: Toby Clark, Mackenzie Clark. Also present were: Joe Schmidt, Building Manager and David Ariss, Centennial Property Association.

Minutes from the last meeting were motioned to be approved by Frank and Katie.
Motion passed.

Treasurers Report: Gary reported that our cash on hand is up to \$133,406.12. The board needs to discuss how to transfer the monies collected for the elevator reserves into that account. All our assets are going up. We did already post a check for \$19,000.00 from this years budget for the elevator repairs that will be done in January. Plumbing issues this year have taken some extra monies but overall we are going in the correct direction.

Management Reports:

Lenny reported that the plumbers have replaces corroded pipes in the garage and the boiler room. He and Frank have been painting and patching hallways and the 12th floor.

Joe reported that the front door problem may still be a problem for a bit longer. A security company, Mathias Security, is looking into possibly giving us a more secure system. It was brought up to see if we could change the key pad in back with the one in the front entry. This project will be brought up to the community and we'll have more discussion. A new system would cost approximately \$10,000.00. Either way, fix the old or go with the new, it will be down until sometime in January.

Roofing repairs will be started on Friday, 12/20, to help with the 11th/12th floor leaks. This repair will cost around \$6,000.

Access panels that need to be repaired will be winding up the end of January. After that, the owner will be responsible for fixing that themselves. About 2/3 of the building has been taken care of to date.

Kate asked residents not to leave catalogs on the give away table please.

Bob reported that this Sunday, 12/22, we'll be having a building Christmas party complete with caroling, food and drink (Nick's beer), pizza and karaoke. On Monday evening, 12/23 will be the Hannakuh party in the lobby at 5:30 pm. All are welcome.

Presidents Report: Gary reported that the HVAC replacement of our 3 new boilers are now all working and Lenny has an app on his phone to check to make sure things run smoothly.

Old Business: The new window coverings rule was brought up to be discussed. Frank motioned that we accept the new rule that will be posted in the website. After some discussion, motion passed.

A letter went out to residents on 12/15/19 to inform them of the new HOA rates, and that residents need to give Joe a current copy of their homeowners insurance to keep on file in the office. Any one with a dog needs to sign the new pet policy form in the office ASAP.

New Business: none

Homeowners Forum:

Lenny asked for help to transport the batteries that have been collected and take them to the drop off at Batteries Plus on 6th. Barb and Ed agreed to help him.

Matthew asked about the trash issue last week and it has been resolved.

If anyone leaves laundry or extra clothing in the laundry room, it doesn't stay long. Remember to come check if you are missing anything before it gets donated to a charity.

Mitch asked about the trash and window in the back parking lot and was informed that it's been taken care of and is gone.

It was brought up that the sanitary wipes are gone in the weight room and Joe said we have some on order.

Katie asked about the timeline for the elevator repair in January....as of now, no schedule is set but hopefully mid-January.

Happy Holidays!!

Meeting was motioned and adjourned at 7:34 pm. Next meeting will be next year in the Ohana room at 7 PM on January 16, 2019.