

**Lanai Condominium Association  
Board Meeting  
September 17,2020**

Meeting was called to order at 7:00 pm. by Gary Jugert, President. Others in attendance were: Toby Clark, Frank Branham (who took the minutes), John Pantelias, Matthew Lea, and Geetha Sivanandam (to replace Mackenzie Clark). Absent was: Chrisann Steurer. Also present were: Joe Schmidt, Building Manager and David Ariss, Centennial Property Services.

Minutes from the August meeting were reviewed. Motion to accept the minutes was made by Frank and seconded by Matt. Motion passed.

**Treasurers report:** Toby reported that we have \$105,640.43 as cash on hand. Our reserve account is at \$73,441.47. That gives a total of \$179,081.47.

**Manager's report:** Joe reported that the pool will be closing on September 28,2020. We will also be converting to the heating system around the second week in October. There are some balconies that still need to be spruced up and he will talk to those units. The Ohana room is available now for up to 20 people for rentals.

**Maintenance report:** Lenny has been basically catching up on deferred maintenance.

**Group reports~**

**Green Thumbs:** Plants will need to be watered until the end of the month. A meeting is scheduled with Thunderbird in 2 weeks regarding the landscaping out front. Also, the tree on 8th Avenue was mentioned and is waiting on a permit before it can be cut down. Andy will get with Lenny to try some deep root watering to save the tree to the west of the dead one. It's struggling as well...

**Roof top:** Chad reported about what's been done on the rooftop area this year...finishing the grills, trash and recycle receptacles, new furniture and all new flooring on the 12th floor common areas. They will meet next month to discuss planning about the holidays.

**Carpet update:** Carpeting is done in the Ohana room and the library. Gym flooring will be done by Monday and the hallway has been updated with a Cortek flooring.

**Presidents report:** Gary introduced Geetha as the replacement for Mackenzie Clark. Mackenzie and Ivan are moving at the end of the month. Welcome Geetha and thank you Mackenzie! The public budget meetings are scheduled for Wednesday, 9/23 at 7 pm and Sat, 9/26 at 10 am. The Board is getting bids on repairing the 12th and 13th floor roofing and those costs will be in next year's budget. The big expenditures for next year will be roof repairs and monies for the elevator repairs. The roof is estimated at \$100,000.00 and the elevator is estimated at \$500,000.00. We have 3 bids so far for the rooftop.

**Homeowners Forum:** Lenny asked about the break in with regard to the front door. Joe said the police didn't notice any real damage to the door. They said it worked fine. Lenny spoke about the door being ok as far as closing. John mentioned attaching a beeper to the door to alert one if it does not close. Andy asked about how we can police the building and ourselves? Maybe give the option of a work order or suggestion or observation on the webpage? Lenny asked if owners putting up pads in the elevator could be mindful of also taking them off when they are done. Lenny also stated that the battery bucket is no longer available as there is nowhere to take them to be recycled. There was a discussion on the upgrading of our system for internet.

Meeting was motioned to adjourn at 7:42 pm. Motion passed. Next meeting will be October 15, 2020 at 7 pm in the Ohana room.