

Lanai Condominium Association
March Minutes (via Zoom)
March 19, 2021

Meeting was called to order at 7:00 pm via Zoom by President Gary Jugert. Those in attendance were: Frank Branham, Matthew Lea, Chrisann Steurer, & Geetha Sivanandam. Toby Clark was absent. Also in attendance were: David Ariss, Centennial Property Services and Wendy Klein, CAP Management.

Minutes from the February meeting were discussed, and a motion was given to accept the minutes from Frank. Geetha seconded and the motion passed.

Treasurers Report: Gary explained the Checking and Special Assessment Funds were \$153,486.57. Our Savings and Reserves are \$115,208.30. This totals our Cash on Hand at \$268,694.87 as of 2/28/21. The financials were not voted on and accepted at this time because of a question concerning the placement of some of the Operating funds. David and Toby will adjust these numbers to clarify the Special Assessment funds and will be voted on next meeting. David reported that our Special Assessment collection date was past and we've collected most of our monies with more still coming in.

Report from CAP on the roof situation: Ari from CAP gave us a report that they have 6 bids for the roof. Three of these were from last fall and they have added three more from vendors they recommend. All are within 5% (+ or-) in price and range from \$61,000-\$75,000. He doesn't want to start the work on the roof until the 3rd week of April so he'll ask the Board to discuss who they want to do the work and CAP will set up the job. They did add some "goop" on the SW corner of the roof for the upcoming storm this past weekend to prevent any leaking on the 11th floor. Frank asked if we would have a guarantee on the work and Ari said yes. Frank also wondered about the thickness of the roofing material and Ari stated that would depend on what the specific company recommended. Andy S. asked questions about the workmanship and quality of the companies doing the repairs and Ari could recommend all of them highly. They also plan to oversee the work.

Building Managers Report: Wendy reported that they were watching leaks on the roof after the big storm. Garrett had started touch up paint in the hallways and lobby bath. The 11th/12th floor trim boards were also getting a touch up and caulking. Mailboxes will be fixed next week. A padlock will be on the Janitorial closet now so supplies can be kept inside the closet to make it easier on the cleaning staff. There are 5 available storage units right now so if you need a unit, contact Wendy. The North garage door has been fixed with a new weather stripping. Xcel gas has not been returning her calls about the gas for the boilers. The Coke machine should be fixed soon. The CAP maintenance is working now 5 afternoons a week in the building and they will help out with landscaping projects as well.

Presidents Report: Gary reported on the HVAC stating both new boilers are running perfectly now. :) Boiler number three is shut down for a month until better weather comes, and they can dismantle it and take it in for inspection. Residents need to set up a profile with CAP on the AppFolio Portal. This portal is the means to send work orders and set up remodeling or construction work. Also, the portal will be our means for checking insurance policies on all the

residents in the building. Wendy will be getting to that project soon so please go ahead and put in your information now. Special assessments collection letters have been sent out to those who haven't paid their assessment on time. Those are due by March 20, 2021.

New Business: none

Old Business: No report yet on Google Webpass and Starry contracts. Hopefully next month.

HOA Forum: Brad asked about the new pricing on the video cameras they discussed last meeting. Gary said there had been no decisions yet, but that we're going to fix the broken cameras in our system and finally get the 12th floor system hooked into the main floor system. Kate wondered what to do about the dog pee in the common areas. WE ALL NEED to be responsible for our pets. Please clean up after your dog if there is an accident. She also wondered if we could clarify the contents going into the recycling and trash receptacles. It was mentioned to have signs hanging above each receptacle as to what is or isn't allowed. When we have trash in our recycling it all gets dumped into the dump. Also, no tied bags of recycling in our bin. Please keep recycling loose. Luella mentioned our quiet hour rules are not being enforced. Gary said he'd talk to the person responsible for making the noise and settle that issue. She also asked about bids for cleaning windows and Wendy said an email blast will be coming to see who would like to partake in that service. Madelyn Casey asked for some help with insulation on her lanai, or lack of it. She was given some suggestions and contractors to help her.

Motion to adjourn the meeting was brought up by Frank and Matthew seconded. Meeting adjourned at 7:55 pm. Next meeting, April 15, 2021 at 7 pm on Zoom.