

Lanai Condominium Association Board Meeting October 15,2020

Meeting was called to order at 7 PM by President, Gary Jugert. Others in attendance were: Geetha Sivanandam, Toby Clark, Chrisann Steurer, Frank Branham. Absent were: Matthew Lea and John Pantalias. Also present were: Joe Schmidt, Building Manager and David Ariss, Centennial Property Management.

Minutes from the September meeting were reviewed. Motion to pass the minutes was made by Geetha and seconded by Toby. Motion passed.

Treasurers Report: Toby reported that we have \$107,648.00 cash on hand and our reserves are at \$83,689. That gives us a total of \$191,347.00. He also explained that we had to spend \$32,000.00 for an AC compressor this month and so now we may be over budget. With our boiler issues and the pipe issues in individual units coming in as unexpected expenses, our numbers are down.

Manager's Report: Joe reported that our garage door openers are in need of being refurbished or replaced. We contracted with Thunderbird to do our snow removal again this year. He is still looking into the contracts with Starry and Google Webpass to offer alternative internet providers. The tree on 8th Avenue that died will be taken down on Oct. 21. It will cost us \$3600 for the permit and the work. The city will help with the expenses of the new tree to be planted. We have bids on repairing the 12/13th floors for the 2021 budget expense. Apollo will be our contractor for our boilers now instead of ExpressPros. Most of the insurance policies are finally in. The elliptical machine for the gym has been on back order and might not get here until December.

Maintenance Report: Lenny reported that the chillers are off and the heat is on. He has also drained the sprinklers.

Reports from Committees:

Green Thumbs: Watering of the plants on the roof and pool have stopped and we are getting bids on the front landscaping.

Rooftop: Spooktacular coming October 31st from 6:30-7:30 PM on the roof. There will be door decorating contests, goodie stations on the roof for treats, and a pumpkin contest. Also, the new rooftop furniture will be covered and stored on Nov. 7th.

Old Business:

Budget Presentation: Toby gave a presentation on the proposed Budget for 2021. The two major concerns for next year are unplanned maintenance and a new roof. Also, our payroll will need to increase for maintenance as Lenny is stepping down from the job. Increases in the HOAs are necessary to boost the reserves for the elevator. Large expenses in the immediate future include \$32,800 for an AC compressor, \$1935 for a sump pump, approximately \$37,000 for Lenny's replacement on an annual basis, and \$100,000 for a new roof. Toby showed a pie chart of our expenses and where the Reserve Study of 2016 shows we should be. Then he estimated our 2021 project focus and what our dues will look like next year. Updated HOA amounts with a 6% increase and possible special assessment will be posted prior to the next Board meeting. This will be voted on at the next meeting. By assessing the rooftop, we won't be draining our cash flow and we would be building our reserves.

New Business: None

HOA Forum: Judy mentioned a strange man in the back-door area last week and wanted to report him. She's also concerned with higher HOA dues during an economically troubled time.

Zack wondered about storage availability and Joe will take care of him.

Luella wondered about strange elevator noises. Joe will look into that.

Chrisann wondered why the green elevator pads are always up. Can we train the residents to put them away when they don't need them anymore?

Dave brought up the packages in the lobby and a discussion ensued on finding a solution.

Frank motioned to adjourn the meeting at 8:01 pm and Chrisann seconded. Motion passed.

Next meeting will be Nov. 19, 2021.