



# THE VERTICAL VILLAGE

## **Lanai Annual Meeting: July 20, 2017 – 7 pm – 12<sup>th</sup> Floor Party Room**

It will be **critical for all owners to attend** the Lanai Annual meeting. We are facing the urgent need to replace the piping related to the heating system in every unit of the building. This will be an expensive and challenging project and will affect every unit in the building.

Informational items to be covered at the meeting:

- Background and status of the corrosion on the pipes
- Overview of the contractor's work plans including:
  - Asbestos removal and demolition.
  - Pipe and fan coil replacements.
  - Reconstruction of the affected areas in each unit.
- Budget costs and projections
- Updates on securing financing for the project

**As a result of this process, you will almost certainly see significant increases in your monthly assessment and we may be obligated to do a special assessment.**

You should have received a letter from Centennial Property Services with more detail. Please let Avi know if you did not receive this letter through the regular mail last week.

### **IMPORTANT REMINDERS:**

As a community of property owners we have rules and regulations for all residents in the building. The reminders on the back are from our rules and regulations which help ensure an enjoyable community living experience for all of us. As a reminder the full rules and regulations can be found on the website <http://lanaihoa.com> in the Owner's Manual under documents.

Recently we have had some recurring issues and want to offer these friendly reminders for all residents. Let's work together to make the common areas enjoyable for all, to be respectful of Avi and his time, and to keep our building safe.

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### **Building Access:**

- Do not admit anyone in the front, back or garage entrances you do not personally know resides at the Lanai. Letting a person into the building that is not known to you could leave you liable for damages.
- NEVER prop open any door and leave it unattended. Violators will be fined.

### **Construction:**

- Regarding ALL construction projects and enclosures the homeowner must submit a prior written notice of his or her intent, with a copy of the plan submitted to Avi or presented to the Lanai Board at a regularly scheduled meeting.
- Permission will be required from the Board of Directors for repairs or renovations, which have the potential to affect other owners or the common elements. Please check with Avi for details.

### **Common Areas:**

- We are all responsible for cleaning up and keeping the Lanai looking nice. If you are using one of the common areas (i.e. the rooftop deck, swimming pool area):
  - Return all furniture that you move,
  - Clean up your trash and if you spill food or beverages please clean the area thoroughly
  - Do not put cigarette/cigar butts in the plants, on the rooftop deck or throw them off the roof top.
  - If you are sharing the area with guests please let them know about the rules as well

Leave the area nicer than when you arrived. Avi is not responsible for cleaning up after us.

### **Locked out of your unit or the building:**

- Avi will be glad to assist you **during office hours: 9:00 am – 6:00 pm**. Outside of those hours you will need to call a locksmith. Consider leaving a key with one your neighbors.

### **Give-Away Area:**

We all enjoy finding treasures on the give-away table; however **large items** (sets of chairs, pieces of furniture) should be shown in a picture on the bulletin board and left in your unit until someone wants the items. By doing this, the parking place closest to the table still has appropriate access and Avi will not have to continually make trips to the ARC drop off.