

**Lanai Condominium Association
Board Meeting
December 17,2020
via Zoom**

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

Minutes from the November meeting were reviewed and motioned to be approved by Frank and seconded by Toby. Motion passed.

Treasurers Report: Toby reported that we have Operating Cash of \$88,855.66 and Savings/Reserves of \$88,295.55. This makes our cash on hand \$178,500.23. He also added that this month we did have an invoice for about half of the boiler installment that came to \$85,996.21. This adjusts our balance but it will be paid back after the assessment is collected. The assessment monies will be kept on a separate line item when the monies are collected or spent. The special assessment account will start January of 2021's budget. Gary also reported that our extra quarters we've kept out because of the shortage will be deposited this weekend. Kenji asked about the boilers failing and what news we might. Gary reported that the fault has not been determined yet.

Building Report: no report

Maintenance Report: Lenny reported that the boiler room has been busy and boiler #3 is still taking care of us, but leaking water through the heat exchanger so we're figuring it will also fail. The engineers have been flushing out the water system and will add corrosion additives when the system is ready. Someone asked how long it will take to get the other 2 boilers up and running. Lenny thought by next week they should be up and running. He has had to turn the garage down to 45 degrees because it was taxing the boiler system at 55 degrees. Our last mishap with heat and water had to do with a clogged trap that has been fixed.

Committees:

Green Thumbs: nothing to report

Social: Winter door decorations will be judged on Dec 23rd. Avanya and Gary will be the judges.

President Update:

A letter of the special assessment has gone out to all residents via mail. Also included are the new HOA rates for 2021. Contact David Ariss if you have questions about automatic payments. Also might be wise to check your homeowners insurance to see if you have special assessment coverage. Gary and Toby met with the CAP management this week and it was a very positive meeting. We will have the same building manager each time assigned for our building as our maintenance person. Joe's last day will be December 31, 2020. A new system for work orders will be giving out in January and it will be a bit of a culture change not having someone downstairs in our office except for 4 hours a week. We'll be mainly doing business by phones, emails, and through the website for communication with CAP.

Homeowners Forum:

- Rita asked about when we'd start on the roof. Toby said they met last week to discuss further the details of the costs of the roof and give us material samples They will need to take core samples of what we already have on the roof. This company will try to work around the weather and start sooner in the early spring.
- Frank asked if our roofing company comes with references and Toby replied yes.
- Elaine reported that she has extra planter saucers that she would like to donate to the Green Thumbs.
- Chrisann asked about the north door on the 11th floor and why is says it will be fixed next week and it's been 4 weeks? She was told Joe Mattern will fix it when they get ahold of him.
- Carol said she's noticed a new person cleaning and likes her work. She wondered if she could be our full-time cleaning person.

Formal Budget approval -

There was a motion to formally accept the 2021 budget that was presented in detail with the amounts being the same as was voted on in the November meeting. Frank motioned to accept the motion and Geetha seconded it. Motion passed.

Meeting was adjourned at 7:40 pm. Next meeting will be January 21, 2021 at 7 pm. Place=TBD