

**Lanai Condominium Association  
Board Meeting  
August 20, 2020**

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

Minutes from the July meeting were motioned to be passed. Frank motioned and Toby seconded. Motion passed.

**Treasurer report:** Toby reported that we have \$125,716.87 cash on hand. Our reserves are up \$5000.00 to total \$68,300.00. Our combined total equals \$189,509.95 this month. It was asked why the pop machine income was down and it was explained that the quarters are being held and not deposited so we have quarters for the laundry. The same thing is happening with the laundry deposits. We have more quarters downstairs in the office for Joe to give out for laundry since we have a coin shortage right now. The pop machine expenses were higher because of 2 repairs to the machine last month. The building maintenance expenses were up because of water leaks in 2 units on the 11th floor. It was motioned that we accept these financials as stated and Chrisann motioned and Frank seconded. Motion passed.

**Manager's Report:** Joe reported that the garage will be power washed this next Tuesday, Aug. 25. All cars and bikes need to be moved by early Tuesday morning. He's sending out emails about tidying up our lanai areas so we don't have couches and mattresses on the outside looking awful. We did get the halls cleaned professionally and they look so much better. All stains are gone. There will be 2 companies, Google Webpass and Starry here to install wireless internet sometime next week. This will become an option to those who wish to subscribe for faster internet in the building. Thunderbird will be out in about a month to redo some of the landscape in the front of the building to enhance our look. He also asked for volunteers to help with the furniture moving on the 12th floor before the carpet layers come to install on Friday.

**Maintenance Report:** Lenny reported that the chiller system is done and working well. Any problems could be due to old filters. He added flood lights on the south end of the building to help on the 8th Avenue side at night. He's also locked up the electrical outlets outside so they can't be used by the homeless.

**Groups:**

**Green Thumbs:** no report

**Rooftop:** The furniture has been added to the south end of the rooftop and is weighted down so it won't blow around. Please don't move it around.

**Carpet update:** The new carpet in the Ohana room and the Library will be installed tomorrow, Aug 21. Help is needed to move furniture in and out of the rooms. The exercise room flooring will be here by next month.

**Old Business:** The discussion to change the rental cap to 20% has been dropped and will remain at 25%. The waiting list is no longer valid because we have 4 open spots for rentals. As always, it will be necessary to come to the Board to get approval to rent your unit.

**New Business:** none

**Homeowners Forum:**

- Andy S. asked about the monthly costs of an electrical car. Right now we have the one owner with the electric car and that's running about \$25/month. He also asked about the elliptical machine for the exercise room. Joe said it's been ordered but it's on back order.
- Carol thanked Lenny for all his painting and touch up in the halls. She also brought up used elliptical machines might be available at the YMCA downtown.
- Lenny brought up a recycling seminar that he'd like to do for everyone to be educated on recycling our stuff. Chrisann also wants to help residents know what can go in the recycle bins.....so much of our recycle goes into the trash because we put the wrong things in that bin.
- It was brought up that Julia needs to keep the tables on the rooftop clean please.

Motion to adjourn at 7:32 pm Frank motioned to adjourn and Chrisann seconded. Motion passed. Next meeting in the newly updated Ohana room: September 17, 2020 at 7 pm.