

Lanai Homeowners Association

Monthly Meeting

July 18, 2019

Meeting was called to order by President, Gary Jugert at 7:40 pm

Members present were: Gary Jugert, Frank Branham, Toby Clark, Mackenzie Clark, Nick Zoller.

Absent were: Katie Moriarty and Chrisann Steurer. Donna Bright took notes.

Also present was David Ariss, Centennial Property Services.

Minutes for June were approved.

Treasurer Report: Financial report from the end of month in June totaled \$75,960.36 for cash on hand. David reported the current balance in the accounts as of meeting time was around \$100,000. The line item 505H is the roof repair.

Maintenance Report: Lenny updated us on the building status. A/C is running well. Our system is outdated but working just fine. Our heating system is working efficiently. The repairs on the 13th floor roof look good and seem to have solved most of the problems. We are preparing to pay out the last payment to Express Pro's so if anyone has any problems with their work, let Lenny know asap.

Groups:

- **Green Thumbs:** Kate thanked volunteers for watering and said to let her know if you want to volunteer to help out.
- **Rooftop:** More events will be coming. We've had an ice cream social and a movie night and made \$200. This money goes towards enhancing the rooftop. An Octoberfest activity is being planned with home brewed beer and a Beach Blanket Bingo at the pool. These will be announced later. Remember to sign up for training on the grills on the rooftop.

Old Business: There was a motion to hire Lenny as our building maintenance man and the motion passed. It was clarified that work orders are the way to let Lenny know what he needs to address. Those can be submitted via the website. Please don't ask him personally to do Lanai work.

New Business: There was a discussion about placing dumpsters in the guest parking spaces and what to charge for that. Board will discuss and vote next month. Remember to sign up to use grills on the rooftop.

Homeowners forum:

- An idea about mini-assessments was proposed.
- A question on the repairs of the dry wall from the gas problems was brought up. These will be repaired.

- ADA doors were brought up for all the doors in the Lanai. The board will look into these and see if they are feasible.
- Parking space for Mitch's tenant- leaking roof into the garage will be addressed and fixed. Meanwhile the tenant can use long term parking.

Meeting was adjourned at 8:30 pm. Next meeting will be August 15, 2019 at 7 pm in the Ohana Room on the 12th floor.