

Lanai Condominium Association
April Minutes (in person and on Zoom)
April 21, 2022

Meeting was called to order at 7 pm by Gary Jugert, President. Those in attendance were: Toby Clark, Matthew Lea, Chrisann Steurer, Maddie Casey and Frank Branham. Absent was Sandi Smith. Also present was Wendy Klein, CAP building manager.

Minutes: Approval for the March minutes were reviewed, and a motion was made by Frank to approve the minutes. Maddie seconded and motion passed.

Treasurer's Report: Toby gave a report on our updated finances that have finally been made available to us from CAP. His review included a summary of 5 months of expenses from Nov. through March and included Income, Utilities, Grounds, Building, Insurance, Administrative, and Special Assessment. The numbers jumped around in each category but bottom line, our net income in March is \$254,436.19. There was some discussion on the negative amounts in certain months and that was because of larger bills that came due in that month. There is still Special Assessment monies included in this amount because there is still an outstanding bill on the boilers. The budget will probably be redone to move the monies around from the settlement with Express Pros. Our year end financials were at \$347,973.90 for our cash on hand. We were \$13,000 over on utilities, \$58,000 over on building maintenance due to homeowner issues, and our insurance went up last year which contributed to our being over budget in that category as well. March finances are now posted and our checks/cash = \$282,637.17. Special Assessments= \$103,533.99 making our cash on hand= \$386,171.16. Reserves are at \$243,036.51 making our total operating= \$629,207.67. We have come up from \$7,000.00 three years ago and our legal fees should be phasing down. There was a motion to approve the year end financials from Oct-Dec from Gary and seconded by Frank. Motion passed. Another motion was called for the quarterly financials to be approved from Jan-March by Frank and seconded by Maddie. Motion passed.

Group Reports:

Green Thumbs: none

Social Spaces: Chad thanked Robert Dennis for reupholstering the chairs on the 12th floor with new material. Sunday, 4/24 at 11 am the committee will clean off the rooftop and set out the summer furniture. Anyone may help. In May after the pool is refurbished, the committee will set up the pool area for the summer. Also in May on the 24th will be our first social of the year. We will start having socials on Tuesday evenings to get to know all the new folks in the building and build community together. Our first is a Happy Hour at 5:30 pm on 5/24/22 on the rooftop. Bring your own booze (in a roof friendly cup) and something to share.

Manager's Report: Wendy reported that the back door and pedestrian garage door are all in and working great. The back door closes slowly and needs to be checked to make sure it's locked. Our camera install is complete and all good. There is a new camera in the laundry room now. A new pool door is ordered and the front pillar work is ongoing. Apollo will be out to change out the chiller so we can move to AC soon. The pool is getting a new paint job and then will be filled and heated so we can swim. The weatherstripping on the trash receptacles isn't

great but it helps. We need to do the recycle bin as well. There have been numerous dog barking complaints and fines are being given. The parking out back is being enforced so know the rules for parking out back. Come to the manager's office and check in and you should be safe from being towed. Remember NO moving in or out the front doors. There will be a BBQ training on 4/27/22 for new homeowners and those who want a refresher. The office is almost painted and looking better. The new front door should be here soon.

President's Report: Gary reported we have a new website coming soon. He'll let us know when it's up and running. HVAC switch over will be around Mother's Day. Gary has updated the Owner's Manual and the Board was asked to review for any errors or additions. He was glad to report it's been a good month.

HOA Forum:

- There was a concern about dirty area carpets and throw rugs around the building. Wendy will call SYSCO to see what they charge to keep those clean.
- There was a discussion on the 2nd floor smelling like gas and wondering if we have a leak. We were asked to let a Board member know if you smelled gas and call them when you smell it so they can smell it too.
- There was some discussion on the wasps that come out each summer around the 11th floor balconies and the rooftop on the SW corner of the building. Someone will come out to investigate.

Motion was called to end the meeting at 8:02 pm and Frank made the motion and Maddie seconded. Motion passed. Next meeting is May 19, 2022 in the Ohana room at 7 pm.