

Lanai Condominium Association  
Homeowners Meeting  
February 15, 2018.

Meeting was called to order at 7:01 pm by Gary Jugert, President. Members present were Lenny Landis, Frank Branham, Chrisann Steurer, Katie Moriarty, Mackenzie Clark. Nick Zoller was absent. Also present was David Ariss, Centennial Property Services and Avi Bencomo, Resident Manager was absent.

Approval of Minutes: Minutes from the last meeting were reviewed and Frank motioned that we accept the minutes. Gary reminded us we don't need a second to the motion and so a vote was taken. Motion passed.

Treasurers Report: Our operating account to date has \$374,747.74 and our special assessments to date total \$1,048,611.00. Our balance is up \$37,580.00 from last year. Mackenzie explained that our reserves and operating funds are all the same account and a check for \$128,000.00 has already been written to order the FCU's for our project.

Managers Report: Gary reported that new cameras were being added in the building and we got a great package price. The garage will be getting new LED lights soon. Our information board is up and running in the lobby. All construction information will be posted on the info monitor and also emails will continue to be sent. Construction work will begin on Friday, 2/16, on the 12th floor and the 11th floor will start on Tuesday, 2/20. Gary invited anyone who wants to see what your apartment will look like to come check his out after it's finished. He also asked us NOT to let ANYONE in the building we don't know. We've had some robberies and we need to be super mindful of who comes into the building.

Energy update: Lenny reported that he'll have a graphic model to put on the info monitor to show which units are being worked on in the building. He also reported on the Xcel energy assessment on ways to save energy in our building. This report will be posted on our website. The cheapest ways to save monies include: LED lights in our back-parking lot, LED lights in the garage and heating pumps in the boiler room. We have bids to do the back-parking lot and when those are passed and signed, we'll start there first. Someone asked about the electrical state of our building and Lenny assured us it's in great shape. It was also asked as to the cost of the lights for the back-parking lot and Lenny thought it was around \$8000.00 and that included a small rebate.

Social update: Donna is planning to have a social hour on March 8th in the Party room (hopefully) and there will be a taco bar provided. Times will be announced soon so check the monitor and elevator for times.

Green Thumbs: nothing to report

Rental update: The rental list has a waiting list of 8 persons. It was asked if we could find out how many people moved in and out in 2017. Katie will work on that.

Presidents Report: Gary recapped the big picture of our construction phase with removal of drywall and underside of soffits by stacks going first. In the summertime, the heat will be off and then the pipes will be installed by stacks. New FCU's (fan coil unit) have been ordered and will be replaced when the pipes are installed. Our pipes may have trouble being turned off and on during this construction phase so the pressure has been turned down to alleviate the problem. After the pipes are in, they will be caulked and insulated. There will be plastic sheeting that's functional put up to cover up holes during this project. We will also need a new pipe from the boiler to the roof. Our plan is to start on 2/16 and be finished around 9/15. Checks for the assessments are due by 2/28/18 and made out to the Lanai Condo Ass'n.

Old Business: HOA storage units will be limited to a maximum of 3 per person. It was discussed and voted on and the motion passed. These are all rented right now. Avi will have a list when they become available.

New Business: We discussed FHA rules and regulations and think we've been slightly in error about this change. The rules changed in 2016 and we aren't being denied because of our rental cap as we thought, but because of a rule stating Boards cannot look into background checks of possible tenants, only the owner can. Also, the one year ownership rule needs to be dropped from our rules. We can drop the one year rule and still be covered by the rental cap but the discussion was on trusting the owner to care enough to drop the background check rule. The majority felt the background check by the Board was a good thing because of troubles in the past with renters. Nothing was decided.

Homeowners Forum:

Sandy O. had a complaint about pigeons on the east side of the building. There are some nests on that side we need to take away.

Luella has some concerns about robberies in the area. It was brought up to check out Nextdoor.com to keep up with concerns in the area. This is an app and also an email. She also wondered about the doors from the garage to the lobby being fobbed and we can't do that because of a fire code restriction. We are working on a better fob system for the garage.

John brought up safety issues with new workers in the building. These workers should be identified with a uniform (T-shirt) and a name badge.

Judy brought up security when they are in your unit as to when they went in and when they left and was the place locked up. Gary said they would have someone check daily to make sure the units were secured during the construction.

Motion to adjourn.....Frank moved to adjourn and Chrisann seconded. Motion passed. Adjourned at 8:02 pm

Next meeting will be March 15, 2018 in the 12th floor Party room.