

## **Lanai Homeowner Association Minutes February 21, 2109**

Meeting was called to order at 7:03 pm by Gary Jugert, President.

Members present were: Gary Jugert, Lenny Landis, Katie Moriarty, Frank Branham, Chrisann Steurer and Mackenzie Clark. Nick Zoller was absent. Also present was David Ariss, Centennial Property Services.

**Treasurers Report:** Mackenzie reported that we have \$44,879.87 of checking and petty cash. Our savings is at \$71,356.22 and that combines to \$116,236.09 of total savings/reserves. Gary will report on the Natural Gas Line item 505i in his report.

### **Construction Update from Lenny Landis:**

The Breaker replacement is 97% done and our electrical in the building is much safer now. Lenny will follow up with the 3 remaining residents to finish this project.

The HVAC project is finishing up and any concerns need to be documented with Andy. We need documentation on any heating concerns in the units. Some residents have found the standard vent covers inadequate and Lenny can upgrade those for \$9.28 if you would like. Contact him through his email at [lclandis@msn.com](mailto:lclandis@msn.com). It was suggested that we email blast the instructions for air filters in the intake panel. It was also stated that there are 1 year warranties on our FCU's.

Hot water issues have surfaced and there doesn't seem to be enough hot water in the morning hours for showers for the building. There is a group of boiler people and mechanical people working on resolving this issue.

The 11th floor had issues with the firewalls in the hallway and the chief inspector is coming to work with us on that issue.

Overall, the budget is still in good shape for the Special Assessment and all the holes behind the stoves that were made to look for gas leaks will be dealt with eventually.

**Presidents Report:** Gary is working on the rules and regulations that we discussed changing in the last meeting. It's a long process and too many grammatical errors so it could take some time.

Our financial status is being stressed due to unforeseen circumstances this year and last. Last year we spent \$179,080 on sewer issues and \$156,990 on gas repairs. These were not budgeted items. We've also spent \$49,000 in gas repairs this year. That totals to \$385,829 that was not in our budget. We may run out of money soon. The sewer bills have been submitted to insurance and we're waiting to see what may come of that. Stack 02 still needs the gas line repaired. We may have to get a loan, or increase HOA's again or have another special assessment. The Board is discussing all options

and nobody wants to do any of these options. A decent insurance check would make us fine. We will also soon be collecting rent on Unit 101. A couple has approached us to rent out the unit on a long-term rental and the Board is considering this. We'll need to check into rental insurance and liability.

**HOA forum:**

Elaine reported that 1105 has a parking space for rent.

Barb reported that 807 is going on the market if anyone knows someone who would be interested.

It was brought up there is a hammering noise in the evenings and no one knows where it's coming from.

Judy brought up a concern about her quality of life if the noise in the pool is too loud. It was stated that maybe we could get an app that measures decibels and set a limit for the pool noise and music.

It was also noted that our 12th floor password has changed and is posted on the board in the exercise room.

It was motioned that the meeting adjourn by Frank and seconded by Chrisann. Motion passed. Meeting adjourned at 7:58 pm

Next meeting will be March 21, 2019 at 7 pm in the Ohana Room on the 12th floor.