

Lanai Condominium Association
April Minutes by Zoom
4/15/2021

Meeting was called to order by Zoom at 7:03 pm by President Gary Jugert. Those in attendance were: Frank Branham, Chrisann Steurer, Geetha Sivanandam, Matthew Lea and Toby Clark. Also present were: David Ariss, Centennial Property Managers and Wendy Klein, CAP Management.

Roof Report:

An update on the upcoming work on the 12th and 13th floors was given by the project manager, Ari from CAP Management. The window supplier will be out to measure on Monday for the bid to replace the sliders in the Exercise room on the 12th floor. Color samples will be here by Monday to help choose our color for the roofing. May 17th is the earliest start date for the project to begin and could take up to 30 days to complete. The 12th and 13th floors will be completed simultaneously, and the roof access will be closed during the project.

Minutes from the March meeting were discussed and a motion to accept the minutes came from Frank and seconded by Toby. Motion passed.

Treasurers Report: It was noted that the financials from the previous meeting had not been approved and there were some revisions that had been made. Toby noted that the special assessment monies are now separate and can be found on line 415 of the financial report. Last month we had spent \$31,431.39 and we now have \$53,500.00 separated out to keep the financials clear on the assessment account. Geetha made a motion to accept the new financials and Chrisann seconded. Motion passed.

Toby explained the financials for March and our Cash on Hand is \$129,144.65 and our special assessment monies are at \$146,655.24. Our Reserves are at \$125,825.89. Each month we are increasing our reserves by \$10,600.00. He also pointed out the costs for legal fees are rising in our attempts to recover fees from the boiler issues. There was also an unforeseen cost to the swamp cooler that was not budgeted at a cost of \$4615.00. Heat and gas bills were substantially higher than normal because the gas company was buying gas during the cold snaps at a greater cost. Hopefully this is a one-time occurrence. A motion was made by Frank to approve the minutes and Matthew seconded. Motion passed.

Manager's Report: Wendy reported that she has been in contact with Matt, the pool guy, and he's wanting to know when to open the pool. It was discussed that May15-16th would be great. We will also discuss the rules and regulations we need to have due to Covid still hanging around. This will probably include NO GUESTS at the pool and limited numbers in the area. There are new locks on the boiler room door and Lenny and Wendy have access right now to that area, Reflections has offered to come clean inside windows for \$75/1B and \$130/2B. Contact Wendy if you are interested in this offer. Rentals are now figured out and are at capacity. Wendy will be contacting landlords to have them sign the agreements necessary for rentals. Insurance will need to be updated on the AppFolio portal to show your insurance is up to date and when the renewal date is effective. Please be proactive and get your insurance information onto the App. Wendy has contacted a company to come clean the hallways and the

12th floor carpets for \$1355.00 but we will wait to have them come until after the roof project is finished. Landscaping will be done by the porters from CAP except for irrigation and tree trimming. Those will be bid out to professionals. The steps to the boiler room and basement area will be painted now that the work downstairs is finished. Camera discussions have been put on hold until further notice. The Door King system is up to date and Wendy has been cleaning out old accounts. The elevator company stated that our elevator buttons that stick have been a problem before and that fixing the problem with all metal buttons would help. That would cost \$11,000 and that's not budgeted right now. That will be tabled for a while.

Building Consultant Report: Lenny reported the fine tuning of the 2 new boilers is finished and both are working well. We will be shutting down the hot water in the building on Wednesday to work on the corrosion.

Committees:

Green Thumbs: no report

Social Spaces: Chad reported that we will be updating the pool furniture.

Presidents Report: Gary sent out an email with 15 topics for your review this month.

Homeowners forum:

- Pat Hewitt wondered about the timing of the return of the GiveAway table. Gary said it will be back but not just yet.
- Chrisann wondered about the trash system across the street at 800 Pearl. Their containers sit in the street full for days sometimes and even when empty, they don't return them to the garage. We've collected their trash that blows on our property. Wendy will be in contact with the new management to talk to them and introduce herself next week.

Gary called for the meeting to be adjourned at 8:00 pm and Geetha seconded. Meeting adjourned Next meeting, May 20, 2021. Meeting place TBD.