

**Lanai Condominium Association**  
**March Minutes (via Zoom and in person)**  
**March 17, 2022**

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

**Presentation by AGS:** Dan from AGS was on Zoom to speak to us about the pillar that had been hit last week by a car and was damaged. They had looked at the girder and had some concerns about it being twisted and cracked. They felt an engineer was needed to come inspect the damage and they would be out Friday morning, 3/18/22, to fix a temporary support around the pillar for safety. They will send a bid for repair when they hear the report from the engineer. The person who hit the pillar has insurance and that insurance agency has been contacted. Thanks to Chuck in 101 and Sandi for helping to report this incident to the police.

**Minutes:** Last month's minutes were reviewed on the screen and they are posted online. A motion was called by Frank to approve last month's minutes. Matthew seconded the motion. Motion passed.

**Treasurers report:** Toby reported that modest progress in our financials from CAP has been made. Last month we approved October numbers, and November and December statements just came out yesterday but not in time to review and get to the meeting. So next month we will finalize to the end of the year in our financials. Our numbers right now are basically: Total cash on hand with Special assessment and cash equals \$177,000. Reserves are \$210,000 making our total assets equal to \$387,000.

We do have some upcoming expenses for the swamp cooler repair of about \$5000 and \$11000 for a new updated security front door but we have the cash to sustain these expenses. We should also have a draft next week on January financials from CAP.

Brad asked about the camera expenses and if those were a budgeted item. Gary said they were not a budgeted item, but the Board felt it necessary to upgrade our cameras so that we could use them if need be. What we had was not clear or useful for the break-ins that were happening. Andy asked if we were installing any new cameras in different places around the building and Gary said no, but the replacement cameras have a wider angle in the same spots. There will be a training and testing of the cameras next week and it will be determined if the new cameras are positioned well or not.

Robert Dennis asked about the possibility of looking into charging stations for the building. Lenny discussed the grant monies available for that and it would be for a station outside in back that would benefit the neighborhood, not just our building. It was mentioned that maybe we use the Loading Zone for charges for electric cars in the garage.

**Manager's report:** Wendy reported that the camera training will be on Tuesday morning for the Board and CAP staff. The pillar out front is already being taken care of and the insurance for the woman who hit the pillar has been contacted. New front doors are finally in our vestibule and

the new garage side door and the back door are coming soon. The lids on the garbage bins have been a hot topic of complaints and many feel they are too heavy and too loud. The second-floor unit above the trash can hear them bang when folks just let them drop. Maybe some fireproof weatherproofing would help the noise level. It was brought up to install a winch and pulley system for the trash can lids that would make it so that a switch could operate lifting and lowering the lids. Wendy will contact an engineer to find out if that solution is possible. She will also add new names to the mailboxes as many of those are out of date. The pool license is paid and we have bids out to resurface the pool. The faucet outside is also fixed.

### **Committees:**

**Green Thumbs:** none

**Social Spaces:** Chad said a meeting will be coming soon to plan the social calendar for this summer. It was also mentioned that the pool furniture should be shipping on 4/18/22. Fingers crossed! If anyone would like to be a part of the Social Spaces committee, contact Wendy and she'll contact Chad.

**Neighborhood Watch:** The community officer for the Neighborhood Watch has been contacted and wants to conduct a meeting with as many neighbors as possible in the area. We need to contact a point person to be in charge and organize this meeting and then report the results. Chrisann will be in charge of finding a point person to get this group going forward.

**President's report:** Gary reported that our boiler lawsuit is settled and although the Board isn't allowed to talk about it, Wendy has the full report in her office and every homeowner is welcome to look it over. The amount is on that report and anyone outside the Board is welcome to discuss the outcome. The 3 boilers in the the basement have now been installed and one has some minor adjustments but otherwise, all is well with the boilers. Andy thanked the Board for it's hard work during the lawsuit.

### **HOA Forum:**

Chad asked if we could repaint the garage by the dumpsters so that no one parks in the old loading zone. This messes up the space in the middle where he parks.

The shopping carts are out of control and need to be weeded out. Chrisann will tackle that responsibility

Andy asked about the fresh air in the halls and why it's disappeared. The swamp cooler part has been ordered and that should be working again soon.

Robert asked about reupholstering the outside roof chairs and was given the go ahead to redo those with new foam and fabric.

The work order on the coin operated dryer has been sent and that should be repaired soon.

A call to dismiss the meeting came from Frank and was seconded by Matthew. Motion passed. Meeting adjourned at 7:45 pm Next meeting, April 21, 2022 at 7 pm in the Ohana room.