

## **Lanai Condominium Association Board Meeting June 18, 2020**

Meeting was called to order at 7 PM by Gary Jugert, President. Members present were: Gary, Frank Branham, Toby Clark, Chrisann Steurer, and Mackenzie Clark. Also present: Joe Schmidt, Building Manager and David Ariss, Centennial Property Association.

Minutes from the February meeting (no meetings were held in March, April or May because of the Covid 19 pandemic) were motioned to be passed by Frank and seconded by Toby. Motion passed.

**Treasurers report:** Toby reported that our finances are improving. We have \$112,473.90 in operating funds and our reserves stand at \$57,997.46. That makes our total cash on hand at \$170,471.36. Line item 662 was not budgeted but is over because of a new contractor for our Boiler replacement. Otherwise, we are under budget for our spending to date.

**Manager's report:** Joe reported that he'd been attending webinars with training from our attorney on reopening up after the pandemic. We plan to open up construction approvals again, and these need to go through the office. We have a new exterminator service taking care of our building and grounds. Please let Joe know if any bugs are spotted around the building. The pop machine has been tuned up and is working again. There is a new elliptical machine on order and will be here soon. The old one is on its way out. There are plans to have a recycle review later this summer on how to recycle our recyclable materials. The new upgraded security system has been installed and should be up and connecting the whole building. There are two high-speed internet options now for the building, if interested, talk to Joe. The hall carpets will be contracted to be cleaned 4 times a year to keep us looking better.

**Maintenance report:** Lenny reported he's been doing lots of maintenance around the building. He has found some eco-friendly weed killer to use out front and on the side lot for weeds. A unit had complaints about a smoke smell, and he reminded us to make sure our vents are working and all holes under appliances need to be sealed. The ventilator is working again on the roof so smells should be diminished.

**Green Thumbs:** Kate thanked (via Lenny) all the volunteers for watering the roof and pool areas. It's very nice to have help with the plants.

**Rooftop Group:** Mackenzie reported about the new 18-piece outdoor set that's been ordered for the south end of the rooftop. It's gray with turquoise cushions which are the colors the 12th floor is trending towards. Chairs and pads have been recovered and all will eventually be done in a turquoise color. Lights will also be a part of the south end decorations. On Saturday, June 20, 2020 all are welcome to come celebrate on the roof for Pride 2020. Please wear masks and bring your own food and drink. We are not allowed to share food unless it's wrapped. It starts at 6 pm.

**Carpet update:** Chrisann reported that we were starting over on carpet choices and that she and Toby had new samples that would be on display soon in the lobby to vote on. The commercial carpet choices were not appealing and too rough, so the idea is now to go with residential carpet in the Ohana room and the Game room. The hall will be a Coretec flooring and the Exercise room will still

be rubber. After the board narrows down the choices, we'll let the residents vote on their favorite. We will need help moving the pool table and the weight machine.

**Old Business:** none

**New Business:** Gary brought up changing the rental rule from 25% down to 20%. He feels the building is a better vibe with more residents living in it and it helps our resale value as well. There will no longer be a waiting list for renters, it will be first come, first served when the cap is below 20%. There was discussion on needing a lease turned in, not just a rider. The only fees we have now are the move in fees associated with the building. This will come up for a vote next month by the board. We also have 4 seats to be filled next month for the July annual meeting. Two of the people on the board have expressed interest in staying on and that makes 2 vacancies to be filled. If you have an interest, let Joe or David know so you can be on the ballot. It was also brought up that we are delinquent 30 residents on current insurance forms. Those need to be taken care of before a fine is invoked.

**Homeowners Forum:**

Judy had a complaint of something on her car that was hard to remove. It probably came from a balcony. Please remember NOTHING can be swept off the balconies because of that very reason. Geetha asked about whether or not remodeling can start again. She was told yes. Please return any shopping carts you may have in your units. We are in short supply and residents do use those frequently.

Meeting was motioned to adjourn by Frank and seconded by Chrisann. Meeting was adjourned at 7:45 pm. Next meeting will be the Annual meeting on July 16, 2020 at 7 pm in the Ohana room.