

Lanai Condominium Association Homeowners Meeting; March 15, 2018.

Meeting was called to order at 7:00 pm by Gary Jugert, President.

Members present were: Gary Jugert, Frank Branham, Nick Zoller and Chrisann Steurer. Absent were: Lenny Landis, Katie Moriarty and Mackenzie Clark. Also present were: Avi Bencomo, Resident Manager and David Ariss, Centennial Property Services.

Minutes from the February meeting were reviewed and motioned by Frank Branham to be accepted. Motion passed.

Treasurers Report: Gary gave the Treasurers report for Mackenzie and reported that we have cash reserves of \$403,000.00. That's up \$50,000 over last year this time. Our special assessments collected so far is \$2,400,191.00 and David will report on that in his report. Our income for the month is good and we had some plumbing issues last month making line 635 over budget for the month. We also added additional insurance on our assessment monies so our coverage is higher for this year. Gary also reported that we are reformatting the Balance sheet to be easier to read and comprehend.

Managers Report: Avi reported that the monitors in the lobby and on the 2nd floor are up and running and to please stay current with the information available to us there. We are adding the new cameras and LED lighting to the building for more security. The pool will be open on Memorial day and the new heater is here and will be installed by them. Lenny will help wire it into our breaker box. The asbestos abatement is going well and we're finishing 5 units per week and we are on schedule. Avi answered questions from owners about construction concerns.

Centennial Property Services: David reported that we've collected \$2,400,191.00 from 93 owners so far and only 7 owners have not paid resulting in a deficit of \$177,866.00. Collection letters have been sent out to those 7 owners and a second letter will be sent out next week and after that, those will go to collection.

Social update: Great taco party last week from the social group. More will be following soon to keep our spirits up during construction times at the Lanai. Stay posted.....

Green Thumbs report: Plants and watering will be starting up as soon as weather permits. Chrisann also reported that a group is forming to start a 5 year plan to improve the roof aesthetics. If you'd like to be a part of that group, please contact her.

Presidents Report: Gary reported that we have chosen Express Pros to do our plumbing for the new pipes. We are still reviewing dry wall and insulation contractors for the project. The drywall contractors are being asked to fix tape marks in the units from peeling off the red tape after abatement. He also reported that we will not be going ahead with FHA coverage in the Lanai.

Old Business: none **New Business:** none

Homeowners Forum: Pat H. asked how we reached the FHA decision and why...and Gary explained that the government rules have changed and we discussed at last month's meeting that the new rules stated that the Board had no say in who rented a unit and our year waiting period wasn't allowed. It would also allow owners to rent to felons. There was a discussion and it was agreed that the Board was not willing to allow these and therefore, we will not be in FHA compliance.

Air conditioning concerns were also brought up for the summer when the HVAC will be shut off. According to Lenny, (and we'll check to make sure this is correct), one portable device in each unit would be allowable and workable in our building. More than that could cause electrical issues. The approved AC units would be the rolling type that vent out a window or door. The window AC units that hang out a window are not allowed in Denver high rises because of liabilities and would not be allowed in our building.

Motion was made at 7:35pm to adjourn. Frank and Nick motioned. Motion passed.

Next meeting....April 19, 2018 at 7 pm in the Party room on the 12th floor.