

Lanai Condominium Association
June Minutes (in Person and Zoom)
June 17, 2021

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

Minutes from the April meeting were reviewed and needed to be approved because we didn't have a quorum at the last meeting. Those were motioned to be approved by Frank and seconded by Geetha. Motion passed.

Minutes from the May meeting were reviewed and motioned to be approved by Frank and seconded by Geetha. Motion passed.

Treasurers report: Toby reminded us that we needed to approve April financials as there wasn't a quorum at the last meeting. Chrisann motioned to approve them and Frank seconded. Motion passed.

Toby then presented this month's financial report. We have \$112,269.84 plus \$155,332.69 collected from Special Assessments to total \$267,629.53 Cash on Hand. Our reserves are up to \$147,058.44 which gives us a total of \$414,687.97. Gary noted that this has really come up from 2 years ago when we got so low in reserves. Toby explained that line item 825 is over on the Budget v Actual by quite a bit because of legal fees. Line 505n is low because we still need to pay maintenance items that haven't been billed yet. Line 605a is new- Social Spaces account (which used to be 12th floor committee) and that line is over budget because of the new pool furniture that was paid out in full. Brad had questions on the legal fees and wondered how high those could eventually go up. Toby explained that attorney fees depend on what's going on in the case so we're not able to predict where they will end up. Geetha motioned to approve the financial report and Frank seconded. Motion passed.

Roof report: Ari, from CAP Management, reported that the roof project will start July 5th after the holiday. He will be sending out the final contract to be signed and Wendy will bring it to the Board.

Managers report: Wendy reported that the pool is open and functioning. Carpets will be cleaned on June 23rd in the building halls and 12th floor. She mentioned that CAP would like to do a Reserve study but that will be budgeted for next year. It was decided to rent out the Ohana room requests before the 4th of July and then close it when the roof is being repaired. Crime in the garage is up....please be careful not to let anyone sneak in behind you in the garage. Please wait until the door is down to move to your parking spot. There are 4 storage spots available for anyone needing to rent one. See Wendy about that please.

Boiler report: Lenny talked about the 3 projects going on with the boilers.

*Boilers will need to be shut down in the near future to exchange the old for the new one.

*Apollo has added chemicals to our cooler and the water is good now.

*We need to upgrade our hot water mixing valve because of contaminated water that was in the old system.

It was brought up that outside back parking spots 68-70 have something mysterious causing dirty water spots on the cars. Wendy and the maintenance boys are working to figure that out.

Groups:

Social Spaces- Chad reported we'll have a celebration when the roof is finished. Pool furniture should arrive in late July. There will be a Pride gathering on 6/24/21 on the roof. Flyers will be out with the information.

Green Thumbs- Gary reported that the weeds on the corner of 8th and Washington need to be dug up and our new bushes that have been replaced need to be tested for water. Wendy will work with maintenance to figure out the logistics.

Presidents report: Gary mentioned that July 15th is the Annual meeting and there will be 3 Board spots available. If anyone wants to be on the Board, please get an application to Wendy or David asap. We've had a couple of interested parties....if you've lived in the building for at least 6 months, you are eligible. Our Board member, Geetha, is moving out of the building end of month and we appreciate her expertise on the Board. We'll miss you Geetha! There will be wristbands for anyone wanting to join on the 12th floor for the 4th of July celebrations. Get those from the office. Anyone smoking needs to remember to keep the smoke in their unit and not let it bother others in the building.

Homeowners report:

Chrisann asked how the Board was going to enforce restrictions in the Ohana room when it was rented. It was decided masks are encouraged for the unvaccinated and fully vaccinated are ok. Rita had no hot water in her unit right now....Lenny will investigate.

It was motioned by Frank and seconded by Toby that we adjourn. Meeting was adjourned at 7:52 pm. **Next meeting, July 15, 2021 in the Ohana room for the ANNUAL MEETING at 7 pm.**