

**Lanai Condominium Association**  
**February Minutes via Zoom**  
**February 18, 2021**

Meeting was called to order at 7:01 pm by Gary Jugert, President. Those in attendance were: Gary, Frank Branham, Chrisann Steurer, Toby Clark and Matthew Lea. Geetha Sivanandam joined later. Also in attendance were: David Ariss, Centennial Property Services and Wendy Klein, CAP Management.

Minutes from the January meeting were reviewed. Motion to pass the minutes was made by Frank and seconded by Matthew. Motion passed.

**Treasurers Report:** Toby gave a report on our Financial position at the end of December. This document replaces the report in the January financials with updated information on the Special Assessment monies. Our Cash on Hand at years end was \$36,383.43 from savings and \$88,893.39 from Reserves, making our total \$125,261.82. This balance was low because of the monies we had to pay for the boiler and our assessments collected at the time weren't enough to cover the \$84,500 check. He also noted in our Budget vs. Actual report that line item 415 is the Boiler/Roof Assessment line to track only special assessment monies and keep them separate from the other income/expenses. Line item 540b was adjusted to include all our professional plumbing repairs that had been in many different lines on the January report. This makes it more concise to track the association projects. A **motion** was made to approve the amended financials for years end by Frank, and Chrisann seconded. Motion passed. Our financial position as of now, our cash on hand is \$108,020.73 and our reserves are at \$99,498.23 making our total \$207,518.96. Line 415 shows a balance of \$219,044.00 in the Budget vs. Actual report. This is the remainder we have to spend on the special assessment project. We had a refund on line 575b from Door King alarm maintenance and one from an overpayment on our new elliptical machine on line 655. Line 662 shows our last bill from Apollo on the pipe and boiler replacements. Otherwise, we are going in a strong direction with our budget and things are looking up! A **motion** was called to approve the January financials by Frank, and Matthew seconded. Motion passed. Gary stated that the 2020 review will be included in next month's meeting.

**Building Managers report:** Wendy discussed how the transition to CAP management is working well and seems to be running smoothly. There have been no emergency calls to report. Maintenance has shifted to working in the afternoons of each weekday and not on Mondays and Thursdays. This puts them in the building each day and seems to be helpful. They will start working on finishing up the painting on the first-floor door to the garage and other touch ups that are needed on the first floor. Storage units have been sorted out and contracts have gone out for the Association rentals. Parking audits and rental audits will be coming soon. They have plans to work on the security camera situation and help with the scheduling of the roof repair, new pool furniture and a new hard drive in the office.

**Maintenance report:** Lenny reported that we started up on new boiler and it's sharing the heating load and doing well. We'll wait until next week for the second boiler because the company is overloaded with work due to the cold snap. We'll check to make sure everything works great before the old boiler is removed.

**Reports:**

Green Thumbs: There is talk of turning this over to CAP maintenance department.

Social Spaces: Chad mentioned that the group will be purchasing new pool furniture and some solar shades to replace umbrellas in the pool area. Gary mentioned that the Ohana room is not being rented yet due to restrictions from the City.

**President's report:** Gary asked for residents to please sign up for the CAP profile for any challenges they need to report. Work orders are easy to manage on this app and our insurance profiles will be audited in March. Information dates on insurance policies will be done on our profiles. Special assessments are due 2/28/21 and a few residents have asked for the 5-month payment plan but the rest need to have their checks in by the end of the month. After next week, our old phone number in the office will be gone. The cell phone has been discontinued and if we need to contact someone, call CAP. Remember to make a plan to get into the building for any emergencies that might arise. There is Door King for your cell phones or friends in the building.

**New Business:** We are looking into allowing Google Webpass and Starry to upgrade our Internet for the building. The price for their internet is higher than what is offered at Xfinity or Century Link but the service is much faster and better. This would be an additional choice residents could have to faster internet. Gary wants to check to see what all would need to be on our 13th floor as we don't want junk on our roofs. Wendy will check to see what other buildings have done with these services. It was suggested that we survey the building to see the reactions of the residents to this new service and see also if we can get a group rate. Gary will ask Toby and Geetha to read their contracts and give a report back.

There was talk of cleaning up our language of what's allowed on our balconies. Gary is bothered by the hammocks across the street at the Lido and doesn't want our building to follow suit.

There was talk about the length of vehicles allowed in the underground parking area. Should we make a rule on a maximum length of vehicles for that area? We will measure the spaces and talk more next month.

**HOA forum:** Lenny brought up the hot water in the 01 stack 3/4 bathrooms has been fluctuating between hot and cold when it wants to. It's a puzzlement to him and he asked Wendy to find a Master Plumber to come check it out. Units 801, 601, 1001, 1101 also said they had issues with the hot water in that bath. Luella wondered about smells in her back bedroom area during dinnertime and evenings. No one else had a similar concern.

Motion to adjourn was called by Gary and seconded by Chrisann. Motion passed. Meeting adjourned at 8:07 pm to executive session. Next meeting, March 18<sup>th</sup> on Zoom.