

**Lanai Condominium Association  
Board Meeting  
February 20, 2020**

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

Minutes from the last meeting were motioned to be passed by Katie and seconded by Toby. Motion passed.

**Treasurers Report:** Toby reported that we have \$167,209.77 for cash on hand and we put an additional \$5102.00 into our reserves this month. That boosts our reserves to \$37,507.60. The overages on the profit and loss budget sheet were plumbing repairs and an elevator emergency. Under special projects, there is plenty budgeted for the pool fencing and not quite enough for the 12th floor carpet project, so those will help each other out when the final costs come in for those projects.

**Managers Report:** Joe reported that our front doors were now operable and thanked everyone for putting up with all that went along with the repairs. If for some reason your calls aren't working in the system to open the door, let him know and he can reprogram the system. Residents proof of insurance on their units still have a few to be collected and he'll contact those residents that need to comply. Storage and parking invoices will be coming out next week for those who have additional storage/parking spaces from the Association. There are a few vacancies for rental units in the building and letters are going out to those on the waiting list to see if they want to rent or not. Those letters have gone out by email. There is a strange noise in the 01-02 stack that Lenny is trying to identify and he needs to check out shower valves in those units to see where the noise is coming from and repair it. Please let the office know when he can get into your unit if you are in that stack.

**Maintenance Report:** Lenny reported that we had some drainage problems in a couple of units and if your unit needs to be snaked or checked. The fresh air fan on the roof is broken and need of repair and Joe is checking into new units. Smells may become a problem without the flow of fresh air in the building.

**Centennial Report:** nothing to report

**Groups:**

**Green Thumbs/Give Away Table:** Kate asked residents to please only leave clothes in good repair on the table and only a few at a time. If you have a larger amount of clothing, please donate it yourself to a charitable business. Most clothes on the table are thrown away.

**Rooftop Committee/Social committee:** Monies should be coming next week for work to begin on finishing the BBQ grills on the rooftop.

**Cat Sitting Group:** Kate L. has volunteered to coordinate pet care (mainly cats in our building) that might need someone to take care of their pet while they are away. Find our more information at the office or call Kate at 907-440-4234.

**Old Business:** Chrisann gave a carpet presentation with some samples and discussion about the choices we have for the 12th floor. These samples will be in the lobby for everyone to review and leave comments. We will narrow them down and vote on them before the next meeting.

**New Business:** none

**Homeowners Forum:** Katie asked about the timeframe for the elevators to be down. They are moving April 10th and need to avoid the elevators not working. Joe reported that our permit has been requested and the fire department kicked it back out for some reason. Hopefully middle of March we can finish that up.

Andy asked about the security system update that was mentioned at the last meeting. Joe reported that Matthias had giving us a bid for an upgrade to our cameras in the office and building and a discussion followed about integrating our system.

Joe also reported that Xfinity will send a regional rep next month to explain what our service provides in the building. We also are looking into Webpass and Starry for high speed internet capabilities to be in the building.

Judy asked about the rent in unit 101 going up and when that would be. It was explained that the contract for that unit is June-June. She feels strongly that the rent should be much more. She would also ask the Board to wait until the annual meeting in July before the next contract is signed. The Board has discussed this and will decide what to do about the rent.

Domestic hot water was discussed and Lenny stated that the contractor needs to still work on the heat exchangers. The Board does not want to go into litigation over this issue and the residents expressed the same sentiment. Luella suggested bringing in Channel 9 to make a story out of this and embarrass Express Pros.

A question came up as to why so much ice in the north driveway on Washington St. There is also a huge pothole in the back alley that needs repair. Joe will look into calling the city to repair it.

Sue asked about the rules on visitors coming to visit with bigger dogs or more than one pet. It was explained that if a certain situation came up that would need some exceptions, to contact the Board and state your concerns to them.

Meeting was called to be adjourned at 8:04 pm. by Chrisann and seconded by Katie. Motion passed. Next meeting, March 19, 2020 in the Ohana room at 7 pm.

No Executive meeting.....