

Lanai Condominium Association
August Minutes (via zoom and in-person)
8/19/2021

The August meeting was called to order 7:01 pm by President Gary Jugert. Members present were: Frank Branham, Matthew Lea, Madelyn Casey, Chrisann Steurer and Toby Clark. Joining by zoom was Sandi Smith. Also present was Wendy Klein, CAP management and by zoom, David Ariss, Centennial Property Services.

Minutes: The minutes from the July meeting were reviewed and a motion was made by Frank and seconded by Madelyn to approve the minutes from the last meeting. Motion passed.

Treasurers report: Toby reported our financial position this month is as follows:

- Petty cash/checking= \$74,231.01
- Special Assessment= \$157,637.70 (with \$50,000 from a warranty on our boilers)
- Total Cash on Hand= \$231,910.71
- Reserves= \$168,309.96
- Total=\$400,220.67
- In the Budget vs. Actual statement:
- Line 416 shows the warranty income for 2 boilers
- 505a and 505b show HVAC related work for the swamp cooler and roof
- 741 shows our utilities are looking better after last winter's gas jump in price
- 676 and 677 show Special Assessments work paid out so far

Brad asked if our financials could be posted online sooner than the day of the meeting so others could review it and be prepared. Gary explained it could get better, but it takes that long sometimes to get it posted.

Managers report: Wendy reported the following:

- The soda machine is now gone as it was broken and the board voted to get rid of it.
- We have many new residents in and out and we need to update our rental list.
- The rooftop is almost done, should open on Friday, 8/20 and will need to be closed for a bit on 8/25 for water testing and patches.
- She is working on snow removal contracts are being negotiated for the upcoming months.
- There are 2 machines down in the laundry room and the company has been called to fix them.
- Pool will stay open for a bit longer in Sept/Oct depending on weather.
- She will be on vacation 8/28-9/12 and Chris Kriegler will fill in for her.

Group reports:

Social Spaces- Chad reported that the pool furniture should be on its way. We replaced the loungers and will set them up when they arrive. We will have our first social gathering in quite a while on 9/18 on the roof with food and drink being provided by the committee. More details to follow. There is a SS group meeting on Monday evening, 8/23 at 7 pm for anyone interested.

Green Thumbs: Gary reported for Donna that the yard looked better now with some weeds being pulled. There will be a discussion on having plants again back on the rooftop that the SS group will discuss.

HOA Forum:

- Brad wondered why the back lot was still full of weeds even though the work orders have been filled out for them to be pulled. Wendy said she would lean on the porters to get that done.
- Andy asked about the boilers and what's been accomplished. Gary stated that 2 are in and done and the fan has been replaced and we are waiting on the 3rd boiler to be ordered. It will probably be November before we get the last boiler, but everything is looking great.
- Andy also asked about painting the outside of the panels on the 12th floor and Wendy stated she has a bid for a company to do that work. She'll resubmit that to Gary and the board.
- Elaine stated that her parking space out back is vacant and can be rented.
- Maddie discussed the flies on the 3rd, 4th, and 5th floors that are out of control. The board decided we need to find the problem as we've never had flies like this.

Motion was made to adjourn at 7:32 pm by Matt and seconded by Frank, Motion passed.
Next meeting: September 16, 2021 in the Ohana room at 7 pm.