

Lanai Condominium Association
Board Meeting
January 16, 2020

Meeting was called to order at 7 PM by President Gary Jugert.

Members present were: Gary Jugert, Frank Branham, Katie Moriarty, Chrisann Steurer, Toby Clark and Mackenzie Clark. Missing was Nick Zoller who resigned from the Board in December. Also present were: Joe Schmidt, Building Manager and David Ariss, Centennial Property Association.

Minutes from the last meeting were motioned to be approved by Frank and Katie. Motion passed.

Treasurers Report: Toby reported that he's simplified our Statement of Financial Position and cleaned up line items that weren't necessary. Our cash on hand is \$145,976.35. Our reserves are at the same amount of \$32,361.26 but should see an increased amount next year each month. A portion was taken out of the 2019 budget to cover the repairs for the elevator door mechanisms being replaced in February. That amount was \$15,999.50.

Management Reports: Joe reported on the items that have been completed since the last board meeting. The Door King system for the front entrance has been repaired and is now complete. There is a new sign posted in the back parking lot to prohibit moving trucks up on the upper level parking lot. The south garage door has had a tune up and seems not to be getting stuck anymore. Our backflow check in the garage had a failure and has been repaired. Anyone needing an access door panel installed for the gas leaks in the kitchens needs to get with Joe ASAP for the association to pay for that repair. The roof has been repaired and seems to have fixed the problem of leaking into the 11th floor. We are waiting on a good storm to confirm that it's fixed. Kandace will now be cleaning up outside on the property with no extra charge. Joe also reported on pending items coming up this year. Bids on a new security system for the building. Elevator inspection will be this week sometime. Fire caulking needs to be done in the garage. The elliptical machine needs some repairs. Luella mentioned that one of the treadmills also has some issues. The pool fence violation can be fixed by welders installing new metal making the opening 4" instead of 7". This should cost \$3700 to fix. We are looking into engineer bids for the HVAC system in the boiler room. There is still an issue with luke-warm water in the building and our original engineering wasn't correct, so we need to fix that part of the system and get a new crew to manage and engineer our boiler. New wheels for the shopping carts are here and we need to find all the carts in the building to fix those. Anyone who hasn't yet taken their resident insurance policy to Joe needs to ASAP.

Lenny wasn't present at this meeting because of a shoulder surgery but it was reported that he's in good shape and healing well.

Green Thumbs Group: nothing to report

Give Away Table: nothing to report

12th Floor and Social Group: Bob reported that there are plans in the works for upcoming events. The group will meet next week to discuss social events coming soon.

Presidents Report: Gary reported that the ping pong table on the 12th floor is taking up space and will be donated to a charity. Window coverings on a few units need to be addressed. Complaints are coming in about marijuana smoke smells on certain floors and are a nuisance. Chrisann has started investigating new carpet and flooring for the 12th floor and there were some samples to check out. We need to look into replacing the elliptical machine in the fitness room. There are plans to clean up Joe's office area since we've messed it up during construction. The elevator doors are not scheduled yet and this is because of the fire department scheduling. It was brought up we might need new shopping carts as the others seem to never be around and could be gone. A rental cap discussion was started but tabled as there are spots to rent and the residents on the list have not been notified.

HOA forum:

- Elaine (1105) has a parking spot out back for rent at \$100/month.
- A complaint about scooters in the front entry way of the building was brought up.
- Luella wondered if we are checking to see about door jams under resident's doors and whether they are blocking the airways of the building. It's against our rules to block the incoming air under the doors and there are lots of smells coming in the building. Joe said we would look into who's in violation.
- Megan (202) was concerned about clanking noises in the 02 stack and Joe said Lenny would look at the valves in the stack. She also wondered about the pool fence blocking off her balcony area and Gary thought it would not do that.
- Benjamin (606) came to ask for help with smoke smells in his unit bothering others. He's gone to some costs to help with the situation but Gary told him he may smoke in his unit but that smell can't bother others around him in the building.

Meeting was motioned and adjourned at 7:43 PM. Next meeting will be in the Ohana room on Feb. 20, 2020 at 7 PM.