

## **Lanai Homeowner Association Minutes December 20, 2018**

Meeting was called to order at 7:00 pm by President Gary Jugert.  
Members present were: Gary Jugert, Lenny Landis, Katie Moriarty,  
Nick Zoller, Frank Branham, Chrisann Steurer. Absent: Mackenzie Clark.  
Also present was David Ariss, Centennial Property Assn.

**Treasurers Report:** Gary reported that our petty cash and checking account balance is \$26,716.17 Our savings is currently \$257,458.90 and our total savings/investments/reserves is \$284,175.07. The special assessment account is at \$494,711.60. On the budget vs actual sheet, line 505i for Gas repairs is at \$49,758.00 to date and our sewer catastrophe came in at \$47,353.98. Insurance may reimburse us for a portion of the sewer catastrophe, but that explains why we are down in our reserves to date. The cost for the landscaping along 8th Ave. is included in the sewer catastrophe line item.

**Centennial Property Report:** none

**President/Vice President Report:** Lenny reported on our HVAC project and let us know that even though we are not on schedule anymore but we are on budget. We are in the process of putting in firewalls, insulation wrap on the pipes and then the drywall. The original contractors that did substandard work (Rapid Response) were not paid for the work we are having to tear out and redo. Express Pros are busy working on the valves by the FCU and will be wrapping insulation soon. Our new boilers are awesome and we have great hot water. Lenny explained that we will be able to extend the pool season because of the new heat exchanger in place. The grate in the back lot will be fixed as soon as the big machinery down in the basement is removed. Some old breakers may not trip, and could cause an electrical fire if the breaker is overloaded. Lenny will replace the circuit breakers for any resident that contacts him. He can be reached at [landis@msn.com](mailto:landis@msn.com). The cost to replace is \$40/labor and the cost of parts. Gary also reported that our gas update has a positive note. He had word from Vince of Apollo Gas that 6 stacks are completely or 95% passing the pressure testing. They are still working on several stacks and need to finish up with 08,09,10 stacks. Gary explained that building codes have changed, and our pipes were meant to handle about 5 lbs pressure when the building was constructed and today's regulations make us comply at 25 lbs of pressure. This is a slow process but there is light at the end of the tunnel.

**No Group Reports**

**Old Business:** There was discussion on renaming the Party room to the Ohana Room. This means community/family in Hawaiian. Lenny proposed we change the name, Chrisann seconded. Motion passed.

**New Business:** none

**HOA forum:**

Judy brought up an issue with an owner in the building bringing up a lawsuit against the HOA. Gary assured her there was no lawsuit against the HOA at this time. She also had a concern for the cable wires in her wall.

Luella wondered about the drywall being cut in our units and yes, they will be cutting drywall in our units. It is the owner's responsibility to make sure things are protected and out of the way.

Rita asked about texture and paint and who would be responsible for that. Andy assured her that they would do their best to match our texture and they would prime but owners will be responsible for painting their unit when the drywall is finished.

Carol brought up a concern for the dark hallways....Lenny said to let them know when it's a problem and the lightbulbs will be replaced. Sadly, someone stole our bulbs from the front lobby last week.

Amber has updated files in the office and everyone needs to return the forms she sent out last week.

Matt brought up Unit 101 and it was discussed that the Board will look into Corporate Rentals information and make a decision next month on the future of 101.

It was stated that the sewer budget was paying for the construction costs of 101.

Frank motioned for meeting to adjourn and Nick seconded. Motion passed. Meeting adjourned at 7:51 pm. Next meeting, January 17, 2019 in the Ohana Room.