

**Lanai Homeowners Association
Homeowners Meeting
April 19, 2018**

Meeting was called to order at 7:03 pm by President Gary Jugert. Members present were: Gary Jugert, Lenny Landis, Frank Branham, Katie Moriarty, Mackenzie Clark, Nick Zoller and Chrisann Steurer. Also present was: David Ariss, Centennial Property Services. Absent was: Avi Bencomo, Resident Manager.

Minutes from the last meeting were reviewed and motioned by Gary and Nick to be accepted as read. Motion passed.

Treasurers Report: Mackenzie reported that our total assets were \$2,687,249.22. This figure includes our Special Assessment monies. Contract labor line 505e was over budget because of striping the back parking lot. Utilities line 715 for Heat/Gas was over this month due to 2 charges for the month (one March 1 and one March 31st) which is on an automatic payment. This bill is divided by 12 months and estimated each month. Under Special Projects Contingency, line 660 has \$347,509.50 spent on the Asbestos project which is 40% completed and only 39.8% of the budget has been spent. Line 661 is for the pool heater.

Managers Report: Lenny reported for Avi- There was no damage to equipment or any losses during our long power outage on April 17-18. The electrical contractors are finished in the back parking lot and the lighting is much brighter and covers more area. There will also be lights installed on the South side of the building for extra security. There will be new security cameras installed around the building. The new pool heater is here and will be installed soon. This should allow us to open the pool 2 weeks early this year. The new heater bypasses the current boiler system which allows us to heat the pool independently of the chiller. Chillers will be turned back on this summer when each vertical stack is finished and ready to go. There was a concern about latches not securing on the front and back doors. Lenny stated that these have been addressed.

Centennial Property Services: David reported on the Special Assessments. We have collected all the assessments except for 4 units. Two of those units are for sale. We will collect those assessments when they close on the sale of the unit. We are following the Lanai's formal collection policy on the others.

Groups:

Social update: Donna reported we'll have another gathering sometime in June.

Green Thumbs: Chrisann reported that planting will begin soon and she will post the dates for those who wish to help. The group could also use help watering during the summer months.

Rooftop:Chrisann reported that a group has met to start planning a 5 year plan to upgrade the rooftop. Bob C. has a son who is an architect and Dillon is sketching some plans for the roof and the group will meet again in May.

New Rentals: Katie reported that our rental cap is still at 25 units and there are 10 on the waiting list to rent.

Presidents Report:Gary thanked us for our patience with the power outage this week. The pipe replacement company, Express Pro, will be here starting Monday, 4/23 to start staging for the replacements. The boiler will be turned off as well on 4/23 for the remainder of the project. He explained that pipes in the garage will be exposed next week and residents may need to move their cars during this time. Parking out back will also be tight with two contractors in the building. There is a vent recycle bin in the garage next to the dumpsters for old vents covers. Someone will be responsible for taking those to recycle. Take the Stairs Challenge was brought up as a suggestion to help reduce the impact on the elevator and a fitness challenge for us to take the stairs, talk to our neighbors and earn points towards a surprise each month. Sheets will be available by Avi's door for those who would like to partake.

Old Business:FHA approval. Gary explained with a power point that the 2016 rule changes to FHA requirements make our building not approved. We are in compliance with many of the new rules but we'd have to change "owning a unit for a year before it's rented" AND "no background checks allowed by the HOA board" to be in compliance. Gary asked for discussion. Someone mentioned mandatory evictions for those who rented to renters with illegal backgrounds but Dave mentioned that it's extremely hard to evict anyone.

New Business: The bike rack in the garage is posing some problems. Last week 2 men broke locks and stole 3 bikes.We are looking into moving it somewhere else because we feel these bikes are a magnet for thieves. Suggestions for moving the rack included: outside in the motorcycle area with a structure around it for security, building a wall around the current bike rack, and charging for the space we have now to help reduce the number of bikes we have in the area.

Homeowners discussion:It was asked if the green pads could be taken down each weekend in the elevator. The question also came up about damage from the contractors in individual units. Owners need to make a report of any damages and get those to Avi. Lenny explained that the HOA is responsible for damage from the contractors to the units, replacing drywall in each unit and primer coating paint damage. Owners will be responsible for painting their units after the project is complete. The FCU that broke on the 2nd floor was brought up and there was some discussion. There was a question about the new contractors being labeled so to know who they were and who they worked for.

Frank motioned for the meeting to adjourn and Katie seconded. Motion passed and we were adjourned at 8:06 pm. Next meeting: May 17, 2018 at 7 pm in the Party Room.