

# **Lanai Homeowners Association**

## **November Meeting**

via Zoom and In Person

## **November 18, 2021**

Meeting was called to order at 7 pm by President, Gary Jugert. Also in attendance were: Toby Clark, Frank Branham, Madelyn Casey, Chrisann Steurer and Matthew Lea. Absent was Sandi Smith. Wendy Klein, CAP manager, was also present.

Approval of last month's minutes: The minutes were reviewed and motion to accept the minutes came from Frank and were seconded by Toby. Motion passed.

**Treasurers report:** Toby explained that this was the first full month that CAP was in charge of our financials and there wasn't a report out yet for this month. Our checking/cash account is at \$45,784.90 and Special Assessments are at \$112,365.30. This makes our cash on hand equal \$158,150.20. Our reserves are at \$189,529.26 making our total assets for this month \$347,679.46. This month's numbers are still being figured out by our new financial managers and we'll vote next month on the approval of these figures. Toby also mentioned that plumbing repairs and maintenance were over budget because of an association leak, snow removal will be up to date soon, and laundry repairs and installations were \$2175 to change over the machines from coin to a phone application.

**Manager's report:** Wendy reported that our washers and dryers have transitioned to the Clear Token app. There is still one washer and one dryer that use quarters. Bookings in the Ohana room has been picking up. She asked for residents to please use the AppFolio app to request maintenance on a unit or a need for a work order in the building. The intercom system on the back door has been fixed and a new door has been ordered. A metal door in the garage is also being ordered and will be installed as well. She has 3 bids out for our insurance quote for next year and CAP offices will be closed on 11/25-11/26 for the holiday.

**Green Thumbs-** nothing to report

**Social Spaces-** Chad thanked folks for the party on the rooftop in September. It was a huge success, and many were involved in making that happen. The rooftop will be winterized next week. Pool furniture is still on back-order, but the company is adding 2 additional chairs to the order for free for our trouble.

**Internet Survey report:** Matthew reported on the survey that was sent out on Xfinity/Comcast. 61 residents responded on what's important to them and how the services that the Lanai provides relates to them. They gave Xfinity a rating of 3.7 out of 5. Out of those 61 residents, 55 utilize Xfinity for their TV 45 of them for Internet. Only 7 residents use it for streaming. 8 residents in the building use a landline and 7 residents use CenturyLink for their Internet provider. All in all, the board agreed that the service is being used and basically the residents are happy with the service. Matthew did acknowledge that the 12th floor Internet needs to be upgraded and faster for residents who work upstairs. We will make sure Comcast knows our concerns and build that into our next contract.

**President's report:** Gary explained again that the laundry room was working and the changeover was easy. It was reported that not letting residents know this was coming caused some alarm in the building. He reported that it costs us \$4/mo per machine to use this service. The rest of the monies collected will be direct deposited into our account. He also reported that lock boxes will be cut off and bikes moved that are in the wrong spots.

**Budget approval:** Toby explained that our budget this year came out 27% over this year and then explained the slide show from the budget presentation. This new budget would be an 8.6% increase and our reserves need to be increased at a higher rate. We will still look into affordable solutions for our dumpster situation. Motion was called by Frank to accept the new budget, Maddy seconded. Motion passed: 5 for and 1 against.

**New Business:** Building security has been a HUGE issue this month and we need to look into some precautions for our building. Vandalism is on the rise in the area. It was suggested that we go as a group to the city to discuss our concerns. It was also suggested we activate a neighborhood watch group and organize with the other buildings on our corner. The lighting needs some bulbs changed and maybe posting pictures of our offenders in the building to discourage them from coming back. Gary asked all residents to be vigilant in who they let into our building.

**HOA Forum:**

- It was brought up that maybe we have an AirB&B in the building. We've been seeing and overhearing some strange conversations. Please let Wendy know if you know of this situation.
- There's a concern about the cleanliness of the inside of our laundry machines. We'll ask the cleaning people to step it up there.

There was a motion to adjourn at 8:08 pm. by Frank and Maddy seconded. Motion passed.  
Next meeting: Dec. 16th at 7 pm in the Ohana room. There will be cookies for all who attend.