

Lanai Condominium Association
February Minutes (via Zoom and in person)
Feb.17, 2022

Meeting was called to order at 7:02 pm by President Gary Jugert. Members present were: Toby Clark, Chrisann Steurer, Matthew Lea, Sandi Smith and Maddie Casey. Absent was: Frank Branham. Also present was Wendy Klein, CAP manager.

Minutes: The minutes from the January meeting were reviewed and motion to accept the minutes was made by Matthew and seconded by Toby. Motion passed.

Treasurers report: As a general update on our finances, Toby reported that we now have the October financials from CAP Management, and they are finally correct. He is hopeful November financials will follow suit quickly. Toby has been checking every line item and it's taking a lot of time, but he wants the books to be accurate from the transfer from Centennial Services. This transition has been extremely excruciating and he's hopeful that we'll be up to date soon. We do pay \$3800/month to CAP to manage our books and for our building management. They need to step it up and make our books right. As an unofficial figure for this month, our Operating Cash is at \$57K, our Special Assessment is at \$103K and our Reserves are at \$221K. We'll finalize these amounts next month. Toby also reminded us we have expenses coming up soon with security cameras and doors, but we're in good shape for those items. Motion was made to accept the financial report as stated and Chrisann made the motion and Matthew seconded. Motion passed.

Manager's report: Wendy reported that garbage lids are here for our trash bins and they will install those when they can. On March 8,2022, new security cameras will be installed and updated throughout the building. The laundry parts are here to fix the dryer and should be done by early next week. We're still waiting on the pedestrian door on the north side of the garage and the 2nd floor back door to arrive. Someone asked about garage door openers and Gary said we can start reprogramming those by Monday. There will be an email letting owners know to come down and reprogram their openers. Anthony, our maintenance man, will be here M,T,W,F mornings from 8-11 am. The pool permit for this summer has been turned in and we're waiting on Matt to let us know about painting the inside of the pool. We also need a plumber to fix the water leak in the pool area. We had a visit from a city official about a few of our energy needs in the building. We were found 96% compliant and our worst offense was the lighting in the exercise room. The city will help us fix the lights in that area.

President's report: The new boiler was scheduled to be installed today but had to be rescheduled. Gary reported that our settlement from our lawsuit has been settled and the Board has agreed not to disclose details as per the non-disclosure agreement. There will be a final statement from the legal team that will be available to the owners if they ask for it and Gary will let us know when that arrives.

HOA forum: Chrisann asked about the number of rentals and where we stand. There are some units that have changed from rentals to ownership and others that are trying to rent. Wendy and Chrisann will figure out those new numbers.

Motion was called to adjourn by Matthew and seconded by Toby. Motion passed and meeting adjourned at 7:37 pm. Next meeting will March 17, 2022 (St. Patrick's day!) at 7 pm in the Ohana room.