

**Lanai Homeowners Association
Minutes
August 16, 2018**

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

Minutes were discussed from the July meeting and motioned by Frank and seconded by Lenny to be accepted as read. Motion passed.

Treasurers Report: Mackenzie gave a report and some explanations of our current Balance sheet. Our Checking account and our Reserves (Savings) totaled \$346,956.00 and our Special Assessment stands at \$1,282,466.53. She then gave a line item report from the CPA on what each line stands for and why it's on our balance sheet. Gary gave a report on line 803 from which the CPA told him "this is a cumulative balance of all prior years from 1971 and is an important part of running a business". We roll this line over each year at end of year in our profit and loss category. That number right now is \$239,735.15 and changes each year. On the Profit and Loss Budget vs Actual, Special projects have been itemized and are shown in the budget on lines 660-664. There were a couple of questions on overages in Utilities and that should even out by year end because of averaging in the billing.

A copy of our CPA's review of our last years books will be out soon.

Managers Report: Gary reported that we're searching for another bid on our sprinkler system on the south side and this will be fixing the sprinklers, laying sod in the spring and decorating with rocks and plants by the building. It was brought up that the middle tree on 8th is not looking healthy and needs an assessment by a professional.

Security monitors have been installed and the long distance sensors for the garage should be here by next week.

Our custodian is quitting as of 8/27/18 and we're searching for a new service. Gary asked if anyone knew someone for the job to let him know.

Ready Carpet is making repairs on the laundry room floor and next week will start the floors in the lobby and Avi's unit. We are making progress with drywall and painting as well in the lobby.

Centennial Property Services Report: David had nothing to report. Gary thanked him for doing a good job on the financials for our building.

Groups:

Social: no update yet....still waiting on BBQ grills

Green Thumbs: Chrisann thanked those who water each week for doing a great job.

Rooftop: The grills are set outside where we want to hook them up. We are waiting on a plumber to run the gas lines. This year they will be set out just like they are and next year we plan to build in a cooking area and enclose the grills.

New Rentals/Residences: Katie reported we have 14 on the rental list.

Pets: Kate reported they will have a report by next meeting on the pet policy.

Take the Stairs Challenge: Kate Landis won again.

Presidents Report: Gary reported that all FCU's will be installed by Aug. 21, 2018 and pipe installation will follow after that. Pipes will be inserted from the ground floors up and then 2 pipes will be connected into each unit once the pipe is complete to the 12th floor. Lenny reported that his FCU's are hooked up and anyone is welcome to come see the output of air and check out the quietness of the motors. Our new air intakes will be underneath the FCU units and be easier for us to access and replace filters. Contractors will be putting in newer insulation where units don't have insulation because it's required before they can be inspected. The first test will be an air test and later tested with water. Lenny wants each owner to know that all problems will be taken care of to the owners satisfaction before the walls are fixed and sealed back up. Thermostats will now be offered to replace our outdated ones at the owners expense.

Old Business: Chrisann brought up the discussion about hanging anything from our balconies. Our regulation states: do not hang garments, towels, rugs, plants etc. from the balcony railing. The discussion included plants being ok if they were on the inside of the railing but all other objects needed to be hung inside the balcony and not on the outside. This would include religious flags, American flags, Bronco flags, Gay pride flags or any other flag. This makes our building look like an apartment or dormitory instead of a condominium. Nothing was resolved.

South side lighting was discussed and Lenny reported that we'll have a company install new security lighting on 8th Ave. The old lights were destroyed in the sewer debacle and we need more lighting on that side of the building at night.

New Business: Lenny has place a green bucket by the table in the garage for recycling batteries. He will take them to Batteries Plus to recycle because batteries are NOT allowed in our trash. Please use the new bucket to recycle your batteries. Lenny is working on and Open House and Recyclable social for and education seminar on what is recyclable and what isn't. Please don't put recycles in a plastic or paper bag.....this goes directly into the trash and the company won't recycle anything put into another container. Just dump recycles directly into the dumpster!

Homeowners Forum: Kate L. wondered what the policy is on leaving scooters on our front lanai. Gary responded that they can be parked at the bus stop on 8th across the street. He'll call the company and find out what we are to do with scooters left at our building. Bike racks will be coming back when the construction is complete.

Doc brought up ADA accessibility at each of our doors. Our back door will be replaced soon and possibly will be ADA approved. No plans for the front door as of now. He also brought up electric car changing stations. We'll look into that as well.

Toby wondered about the breaker boxes and Gary explained that we as owners need to consider switching out our older models and replacing them with efficient new ones.

These models are original and starting to wear down which could cause an electrical fire

to the building. This would be an owners expense of about \$500 to replace. Luella asked if those could be installed inside the units as opposed to in the closet in the hall and the answer was yes....at the owners expense.

Geetha was concerned about the sidewalk repair the city is requiring and was assured that we are all good on sidewalks.

Luella and Mackenzie were concerned about the hall closet that houses the breaker boxes was locked and even though there are keys in the building, they would like the doors open again.

There was a concern with the garage doors open and no one in the garage working.

Chrisann motioned to adjourn the meeting and Katie seconded. Motion passed. Meeting adjourned at 8:01 pm.

Next meeting: 7:00 pm Sept. 20, 2018 in the Party Room on the 12th floor.