

Lanai Condominium Association
September Minutes via Zoom and in person
September 16, 2021

Meeting was called to order at 7:03 pm by Gary Jugert, President. Members present were: Gary, Toby Clark and Chrisann Steurer. Absent were: Frank Branham, Matthew Lea, Maddie Casey. Sandi Smith joined the meeting late. Also present were: David Arris, Centennial Property Services and Wendy Klein, CAP Management. Since there was not a quorum to start the meeting, we started with the Treasurers report.

Financial Report: Toby reported that our Checking/Cash amounts were \$47,502.65 and our Special Assessment amounts are \$112,365.28. This puts our Cash on Hand at \$159,867.93 -- a bit lower than last month. Reserves are at \$178,919.46 making our total amount \$338,787.39. The reserves are the Savings and the Elevator funds combined. In our budget v. actual report, our legal fees are up to \$32,000 on line 825. Line 505a and 505b are the boiler expenses we've occurred in the last few months. Those are at \$61,500. Line 505h and 505k are expenses occurred from roof repairs done to units on the 11th floors. It was asked why there was a swamp cooler expense and Toby explained that was the cost of replacing the cooler. He also explained that repairs to the boilers (line 662) may be reimbursed when that work is all done. Toby also explained we'll need to figure out a way to budget for new technology in the laundry room soon. We've had too many thefts of the quarters.

Gary explained that David Ariss, Centennial Property Services will be leaving us at the end of this month and CAP Management will be handling our financials. He thanked David for his 9 years of working for the Lanai.

Approval of the August minutes: Sandi has joined the meeting and now the board can approve the minutes of the last meeting. Toby motioned for the minutes to be approved and Sandi seconded. Minutes approved.

Treasurers Report: Chrisann called for a motion to approve the financial report and Sandi seconded. Motion passed.

Manager's Report: Wendy asked when the pool would be closing and after discussion, the board decided on Oct. 10th. She will ask Matt (the pool guy) for a bid to paint the pool in the spring before we open it up again. The roof is finished. New mailbox names are finished but our mail carrier is gone for a while, so when he returns, we'll update those boxes that need updating. The renter pool is full at 25% so if you want to rent, you'll need to get on a list. The porters will be cleaning and power washing the garage soon. The porters were asked to paint the white tubing on the 11th floor to match the rest of the ceiling in black. Gary asked for a discussion on that before the work is done. Ceilings on the 11th floor are finishing up as is the work in 1109. The painting of the panels on the outside of the 12th floor will probably have to wait until next year for our budget to allow.

Group Reports:

- **Green Thumbs:** none
- **Social Spaces:** Chad reported on the party this Sat night (9/18) on the rooftop. All residents are welcome from 6-9 pm with food and drink being provided. Also our new cushions for the outdoor furniture will be arriving soon. We'll winterize the roof sometime later in the fall.
- **Presidents Report:** Gary reported that the laundry room options will be forthcoming for the machines in the laundry. The board wants to get away from quarters and not have the enticement of money in the laundry room. They are looking into several plans and will present those next month. Please guard your things and pick up packages quickly. Crime is up in our area, and we all need to be vigilant. Our HVAC will switch over in October to heat. When the heat is on, there is no air conditioning. A meeting for the budget for next year is set for 9/26/21 in the Ohana room at 7 pm. Please come if you are interested in helping with the budget for next year. The board has new email addresses, and they are available on the website. Please use the new addresses. After discussion, the board voted to approve CAP managements contract to be our new financial managers. Toby motioned for the approval and Sandi seconded. Motion passed.

Homeowners Forum:

- Elaine asked about the timing for financial transfers and when they will start. Nothing will be set in place before October 1st and more will come out about changing over payments to CAP in the next few weeks.
- Andy wondered if it would help with all the theft if we collected fobs and disarmed all old fobs. Gary didn't think that was necessary as it doesn't appear thieves are accessing the building via fobs. It was also brought up that an alarm on the north side garage small door might be a good thing. The board will discuss that.

It was motioned and seconded that the meeting dismiss at 7:44 pm. Chrisann motioned and Sandi seconded. Motion passed. Next meeting- October 21, 2021 at 7 pm in the Ohana room.