

**Lanai Condominium Association
Board Meeting
November 13, 2020
Zoom Meeting**

Meeting was called to order at 7:01 pm on Zoom because of the Covid pandemic. Gary Jugert, President, called the meeting to order. Others in attendance were: Matthew Lea, Geetha Sivanandam, Frank Branham, Chrisann Steurer, Toby Clark and John Pantelias. Also present were: Joe Schmidt, Building Manager and David Ariss, Centennial Property Services.

Minutes from the October meeting were reviewed and shown on the screen. Matthew motioned to pass the minutes and Geetha seconded. Motion passed.

Financial report: Toby covered our financial position stating we have \$77,334.10 Cash on Hand and our Reserves are \$83,716.85 to date. That gives us an operating budget of \$161,049.95. In our Budget vs. Actual statement, Toby noted that our legal fees are fine now but may be going up soon. Line item 505k is over budget because of roof repairs of \$8400.00 (which is \$3500 over budget). This also includes repairs of \$4000.00 for unit 1105's leaky roof. Bottom line, our total expenses are \$481,046.00 which is \$32,000.00 over our budget. This is mainly because of the HVAC Air compressor on line 505a. Matthew asked if our repairs to the intercom system is done and the answer was yes.

Building Managers report: Joe reported that our new elliptical machine is here and ready to use in the gym. Right now because of Covid, there are no reservations to use the Ohana room. We have a new cleaning lady to help out Julia with her job and her name is Thomasine. The tree removal was taken care of and the middle tree on 8th Avenue has been extracted. There was some trimming and deep root enhancements on the remaining two trees to boost them and hope they will come out ok next spring. The Master list has been updated. Package delivery will probably not be going to your door because of Covid so please check packages regularly.

Maintenance report: Lenny gave his first all positive report in 3.5 years! The hot water problems are fixed. We had a screen that was blocked and has been replaced and we are using filtered water in the boilers. If any homeowners have problems with hot water, please report it to the manager. We had a roof contractor come repair the leaks in 1105 and they did a great job. Our boiler system is working and we're filtering and cleaning the water to make it acceptable for Lochinvar to approve the new boiler set up. The old boilers are at Lochinvar now and being checked out for malfunctions. The North garage door has had some issues, please check to make sure it comes down after you enter the garage from there.

Rooftop Committee: Chad gave a shout out to the Spooktacular on Halloween night. The rooftop has been winterized and there is still some usable furniture for the nicer days on the roof. We will be decorating the halls and doors for Christmas so watch for upcoming details.

Presidents report: Gary reported that strangers have been coming in and residents need to be careful not to let anyone in! We do have a bike missing from the garage and a car was broken into in the back parking lot. Please wipe down the equipment in the gym if you use that area and wear your mask when working out. There are wipes to sanitize the area when you are finished. If you can't clean up after yourself in the gym, please don't use it.

Budget update: Toby discussed the new management company coming onboard in January 2021. CAP management will be our building management and our maintenance as well. This will make a 7% increase in our maintenance costs as we've been paying Lenny Landis to do the work and he graciously has been doing it for a very reasonable amount. We'll miss his handiwork around the building, and we thank him for taking such good care of the building the past 3 1/2 years. This unfortunately means we'll be losing Joe as our building manager and we will miss his presence in the office. Thank you Joe for getting us through the past 16 months- you will be missed! CAP will be replacing both Joe and Lenny and by doing that, we kept our costs lower than contracting management and maintenance separately.

Toby also explained in depth our budget increase for 2021. This increase will be a 5.85% increase in HOA dues to cover the cost of inflation and our maintenance costs. We need this for our regular expenses, and we will also need a special assessment for issues with the rooftop and the new boilers we have to replace. The Budget 2021 is online on our website with specifics for amounts and categories. There is also a link to our special assessment totals for the roofs and the boilers. The amounts for the new HOA dues is also online. Toby emphasized that we value the input from our owners, and we've tried to weigh those options along with the Board decisions. Gary did delay some of the payments for the boilers to April 2021. It was suggested to get a loan for the boilers, but the added interest costs would mean we'd have to increase HOA dues. The roof has cost us over \$12,000.00 this year to repair (which is 3% of our total budget). If we fix the 12th and 13th floors now, we can hopefully avoid more costs for a long time.

Discussion on the presentation: Rita asked about the estimates for the roof costs and for which floors that covered. It was explained that it would be both the 12/13th floors recovered which will hopefully fix the leaking inside the exercise room where the water leaks from the 13th floor. Sue B. asked about new gutters on the westside of the building. She was told that would be later. Chrisann asked about fixing the westside angle that was just repaired for 1105 to include the rest of the westside and Lenny thought we should include that fix in the total roof bid. Brad asked how much the increase was this year in total monies for 2021. He was told it's approximately a \$606,000.00 budget this year as compared to \$604,853.00 last year. He wondered who was responsible for the boiler malfunction and was told we really don't know yet. He also asked about selling unit 101 outright to help out with monetary issues. Gary was against that proposal. Luella wondered if the lawyer is helping out with legal issues on the boilers and Gary assured her that he is. Zack wondered when the assessment would be due and Gary explained that we'll ask for it in January and the owners will have until March to pay. Kerry wondered if all goes well, could the homeowners get any extra monies back? Gary said he'd prefer to put the extra into the reserves.

Motions:

A motion was made by Frank to approve the proposed budget for 2021 and include CAP management as our new management company in January. Matthew seconded the motion. Motion passed. A motion was made for a special assessment meeting next Tuesday, Nov. 24, 2020 to approve the assessment for the boilers and the roofs. Toby made the motion and Geetha seconded. Motion passed. Gary will send out a link for the zoom to approve the assessment amount.

HOA Forum: none.

Meeting was called to adjournment at 8:15 pm. Next meeting will be Dec. 17, 2020 at 7 pm.