

Lanai Homeowners Association Minutes September 20, 2018.

Meeting was called to order at 7:01 pm by Gary Jugert, President. Members present were: Katie Moriarty, Chrisann Steurer, Nick Zoller, Frank Branham, Gary Jugert, Mackenzie Clark. Absent : Lenny Landis. Also present: Andy Steurer, Acting Manager and David Ariss, Centennial Property Services.

Treasurers report: Mackenzie reported that we have \$41,183.33 in total operating funds. Gary and Mackenzie will hold open house meetings to clarify and answer questions about the upcoming budget of 2019. The first one will be on Oct.7, 2018 at 7 pm in the Party room.

Managers Report: Gary welcomed Andy and thanked him for catching us up to speed in the building. Andy reported that the first stack (06-08) held it's pressure test and the other stacks are coming along smoothly. The 05-07 stacks are almost ready for pressure testing and the 09-10 stacks will be next. He apologized to everyone for the short notice he's had on coming into units and doing the pipe and electrical work.

Centennial Property report: nothing to report

Groups:

Social: Donna had been hoping for the grills to be functional for a party on the roof. She will plan something soon and it will be posted in the elevator. Watch for that.

Green Thumbs: plants will be coming out soon and bulbs will be going in.

Rooftop: nothing to report

Pets: Kate discussed eliminating the restriction on the number of pets, and eliminating the size restriction on dogs or redefining the size description so that it's easily enforceable . There was a discussion from several owners pro and con, and the Board will discuss it this month and vote next month. Gary will send out an email on what the owners want to see done with this rule.

Presidents report: HVAC report- Gary reported it's been a good week with pipes and pressure tests. Drywall is coming in the next 2 weeks (October). Boiler is in and still needs a couple of parts before firing it up. Electricians are hooking up FCU's and almost done. New thermostats will be available but most likely a base model will be put in at no charge and you may upgrade for about \$85 if you want a newer, fancier model. Dry wallers should be able to give us a better schedule for when your unit will be on the schedule and please know.....there will be **DUST!!!!**

Gas report- Three dryers are now working again and we are working on restoring the gas to the stoves. There is a group of plumbers reconditioning and replacing valves. We do not have a timeline yet or a price.

Our budget this year has had some blows and the first floor repairs (puppy pad incident) and the gas will come out of our reserves.

Circuit breaker panels will probably cost about \$500 to replace in the units.

Pool will be closing September 30th . People have enjoyed having the pool open longer and there was a concern about the music. Some discussion followed about a sound system in the pool area and pads for dripping water in the halls.

New manager discussion: The board is discussing replacing the manager with an office manager and a management company for maintenance. 60% of the job is customer service and a part time or full time office manager would be a huge help. The board will look into finding a temporary office worker. The management company would charge \$50/hr or \$60/hr for their service to our building. Gary would like someone here a couple of hours a day during the week to do routine services and then a 24/7 emergency person would be available for emergencies. If we go this route, that leaves us a vacant apartment to rent out to owners in the Lanai for their guest at a reasonable rate.

Janitorial bids have come in from 2 companies and they would work 20 hours a week. We are looking at the one who comes M,W,F for \$680/week as compared to the other which could work on Saturday, but they charge more. Hopefully that will start up very soon. There was discussion on all sides of this and the board will discuss and make decisions soon.

Wells Fargo Account- Katie motioned that Andy, Gary, Lenny and Mackenzie be added to the petty cash account that only had Avi's name on it before. Nick approved and motion passed.

Homeowners Forum:

Judy asked when the project would be finished and are we on schedule....and Gary responded that we are about 2 weeks behind but things should start coming together. He reassured her the 06-08 stack would be done first.

Luella was concerned about the power outage the night before.....it was city wide.

Kate thanked Lenny, Frank, Gary and Andy for all their hard work.

Sue B. asked about the drain in the upstairs bath above her and Gary responded that it's in the plan.

Gary moved to close the meeting at 8:04 pm. Frank approved and motion passed.

Next meeting: October 18, 2018 at 7 pm in the Party room.