

Lanai Condominium Association
May Minutes by Zoom
May 20, 2021

Meeting was called to order at 7:01 pm by President Gary Jugert. Members present were: Gary, Frank Branham, Chrisann Steurer. Absent were: Matthew Lea, Geetha Sivinandam and Toby Clark. The Board did not have a quorum so it was stated we would not be approving anything this evening. Also present were: Wendy Klein, CAP Management and David Ariss, Centennial Property Services.

Minutes from last meeting- It was stated the minutes are online but unapproved until next meeting.

Treasurers report: Gary gave the report for Toby who had an emergency. He reported that we have \$270,379.00 Total Operating funds. Our Reserves are at \$136,442.81 and that makes our Cash on Hand equal \$406,821.81. The budget is going well even with the fact that legal fees are adding up more than we budgeted. Those are at \$17,878.01 for matters dealing with the boilers. Our website fees went up to renew our GoDaddy account. The special assessment is recorded on line 676 and 662. Line 662 are the expenses due to older bills associated with the HVAC project that hasn't been solidified. It was stated that we're optimistic about the boiler replacement reimbursement from Lochinvar for the old boilers.

Roof Report: Ari, from CAP Management, was here to discuss our change bid for the roof and new windows on the 12th floor. The traffic coating for the rooftop has been approved at \$75,331.00 and with the new windows added in, the bid was too expensive. Gary asked for him to figure out a lower bid or we'll go with the windows in the exercise room from Mile High Glass. The new construction date for the roof project will begin around June 1, 2021. The question was asked about the cost for redoing the 13th floor and that was at \$14,390.00.

Manager's Report: Wendy reported that the pool is ready and as soon as the fobs are reactivated, we're good to swim. The porters have been working in the weeds out front and checking the irrigation system. There's a bid out for tree trimming for the smaller trees out front and along 8th Ave and some bushes as well. Permission was given to go ahead with that project. Vivax Pros will be repainting the pool and parking lot walls next week. They are also looking at a bid to replace the awning out back. The 01 Stack has been repaired with a newer and larger pump to fix the problem of hot water disappearing from time to time. The 05 stack had some valves turned off and those were fixed as well. The Porters will be power washing the garage soon and we'll be notified when that comes along. The leak on the 11th floor between 1107 and 1109 has been fixed from the toilet upstairs in the library that was leaking. There's been packages disappearing, so Wendy prompted residents to pick up packages as soon as they are notified.

Groups:

Green Thumbs- Donna reported that the rock in the bed on the SW corner will get new rock and the plants in the front that are dead will be replaced with live plants. Donna will be in charge

of the front of the building for planting and Chrisann will be in charge of the pool area. We'll need some volunteers to help water in the pool on weekends.

Social Spaces- no report

Presidents Report: Gary made a call for new board members to apply before the 17th of June. There is one vacancy that needs to be filled and Frank's seat will also be up. If you want to be on the Board, please contact Wendy, or any Board person. The Give Away table will reopen. and the Ohana room is considering reopening. Internet from Starry and Google Webpass will be addressed once the roof is completed.

Homeowner Forum: Questions came about the timeline for opening the pool and Wendy stated that when the fobs were fixed, a mass email would go out and notes would be up around the building. Sue Boorn had some questions about pipe repairs in her unit. Maddy wondered about cleaning out the inside rim of the washers and Wendy will ask the cleaning ladies to be more vigilant on cleaning the pet hair in the machines. Lenny let us know Apollo would be out to work on the A/C on Tuesday and bring new chemicals for our coolers. The hot water tempering valve is too small, and a company will be out to check that for us. We all agreed it's time for A/C. There's a broken light on the 2nd floor that someone broke when moving in or out. We will review the tapes to see who that was and work out a solution. The grills are ready to go on the roof (until the roof is closed for repairs) and please remember to get training for safety reasons before you grill. Contact Wendy if you need to get trained.

Meeting was dismissed at 8:17 pm by Gary. Next meeting (hopefully in person) will be June 17, 2021.