

Lanai Condominium Association
HOA Meeting – August 18, 2022
By Zoom and In-Person

Meeting called to order. Board members in attendance: Gary Jugert, Toby Clark, Matthew Lea, Sandi Smith, Elle Walters, Bill Loper and Maddie Casey.

Minutes: Meeting minutes from July 2022 were reviewed, disparaged for double spacing and yet still approved with minor adjustment to Treasurer's Report.

Treasurer's report: As Lanai transitions management from CAP to Associa, the June financial report still reflects some inaccuracies that we do not expect CAP to resolve. Toby recommended that we move to approve. The July financial report reflects an underspend. This is due to bills not paid by CAP. These bills will be addressed in August by Associa. Toby recommended move to approve July financial report conditionally, pending final cleanup to be addressed by Associa. June and July reports were approved (July's approved conditionally).

Current operating cash is approximately \$256K with \$286K in reserves, \$542K in total.

Annual Budgetary Meeting: Gary moved to schedule a community meeting to discuss the annual budget. This is an opportunity for homeowners to share ideas on the building needs and priorities for the next year and long term. Toby will work with Alyssa to draft a guidance for budget and comparison. This meeting has been scheduled for Sunday, Sept 11 at 3pm.

Associa Management Report: Tyleen expects to have a draft of the budget by the end of August, incorporating the balances received from CAP. This will initially be reviewed with Toby.

Social Spaces Group: Chad announced the 4th summer Happy Hour scheduled for next Tuesday, August 23 at 5:30 at the Lanai Pool. Beginning at 5pm, prior to the Happy Hour, the Social Club will discuss upcoming plans for the fall. Any homeowners interested in participating are encouraged to join the club at 5pm at the pool. A big thanks to Robert Dennis for his continued work (along with others) in adding and maintaining new plants around building.

HOA meeting frequency: During the July HOA meeting, it was proposed to move HOA meetings from monthly to every other month. Only one annual HOA meeting is required. Gary did not receive any feedback on this topic since last meeting. The board agreed to make this change beginning with September as the first month at new frequency. Moving forward, HOA meetings will be held during the following months: January, March, May, July, September and November.

Budget Ratification: As part of the September budgetary meeting to gather homeowner feedback, the new budget will be presented in September with approval planned for early November.

Trash proposal: There are still concerns with the current trash situation, a possible fire code violation and difficulty managing the heavy lids on the trash containers. A proposal was made to move the trash into the current bike room and making this room fire safe. This would be a more cost-effective option than building a new room. This would mean that we would either move the bikes to a new area within the garage, such as a chain link cage from floor to ceiling or continuing to keep bikes in the same room with the trash. It would also require moving one or two parking spaces to where the trash is currently located. This brought up discussion that a bike clean-up effort had not taken place in the last 5 or 6 years. It was suggested that if the bikes were stored in the same room as the trash, we may consider fob entry.

Associa Management Report: A draft document was provided on where Lanai should spend money based on the condition of facilities. Any homeowners interested in reviewing the study should send a request to Gary. This will also be addressed in the annual budget meeting on Sept 11.

Lobby and Entry Pillars: Insurance was approved for the work to replace both front entry pillars. Work is expected to begin 30 days from when the work is contracted. The water damage to the lobby is still in remediation. Due to finding asbestos, the remediation work will require 2 days scheduled in late August where access is limited to emergency access only. The onsite manager, Denise, will schedule and notify homeowners of this work.

Following the remediation work, the Board and Associa will get bids from two contractors to refinish and possibly redesign the lobby area. Under consideration is the expansion of the package closet and removal or shortening of the wall between the lobby and garage door.

New Owner's Manual: this has not been approved by lawyer yet. This is likely due to lawyer fees not being paid by CAP for the past 5 months. These (and other delinquent bills) will be paid by Associa.

Dog Policy: as previously discussed, our current policy (one dog not to exceed 40 lbs) is not enforceable. Maddie offered to take on the task (in a month's time as time allows) to look at alternatives such as focusing on dogs that are a nuisance (barking and messes in elevator, etc). Consideration will be given to an annual pet fee to be used for the maintenance required to clean/repair due to damage and dog hair in washers/dryers, carpeting, etc.

Work Order Notification: This was suggested by homeowner at the July HOA meeting. Board agreed to this plan and the policy will be formalized and added to the homeowner's guide. This will entail homeowner submitting work request and schedule to Associa for board review. Associa will post notification on homeowner's door to include phone numbers, work schedule, approval and key access in case of emergency.

TV Screens: These were turned off after CAP left. Gary will work to have these turned back on to share information with residents.

Pop machine: Question asked if there were plans to bring back the pop machine that we removed from the garage. This has not been requested and there are no plans in place.

Payment for monthly HOA fees: Homeowner brought up concern with convenience fees to pay monthly HOA via Town Sq online app. Tyleen explained that there are alternative ways to pay and avoid the convenience fee including setting up automated debit from bank, mailing in check or (as an exception) bringing check to Denise at office. Tyleen will have Denise send out communication and forms to homeowners on how to set up automated debit and avoid convenience fee. Gary will also send out notification via email.

Tyleen also mentioned that the Town Sq. app can also be used to set up an events calendar, room reservations, etc.

Homeowner meeting adjourned at 8:10 pm.

Addendum:

Here is a list of the Board Members and their roles beginning in July, 2022.

- Gary Jugert – President
- Matthew Lea – Vice President
- Toby Clark – Treasurer
- Elle Walters – Secretary
- Madelyn Casey – member at large
- Sandi Smith – member at large
- Bill Loper – member at large
 - Bill was selected to the board but has resigned position due to scheduling conflict. Gary will speak with Carol Mills about taking Bill's spot.