

**Lanai Condominium Association**  
**HOA Meeting – Nov 17, 2022, 7 pm**  
**Zoom and in person**

**Meeting called to order.** Board members in attendance: Gary Jugert, Matthew Lea, Elle Walters, Carol Mills and Maddie Casey.

**Minutes:** Meeting minutes from September 2022 will be amended to include previous comments from Judy Grosswiler. Judy provided her comments in writing to be added.

**Documents/Websites:** all documents, minutes, budget info, forms, etc. to be posted at <https://lanaicondominium.com/>

**Treasurer's Report:** Toby has found a few line item errors on the latest monthly financials, so not ready to approve. Will approve at next meeting in January 2023. Corrections are primarily related to cleanup from CAP, previous HOA management.

- \$266,617 – Operating account balance
- \$308,065 – Reserves account balance

Expenses exceeded budget during the last year in utilities, repair and maintenance, notably due to higher electricity rate, boiler, A/C and elevator repairs and maintenance. New budget has higher numbers for utility expenses.

Resident comments: Noted that front entry gets over heated and asked to have this turned down. Question about reducing Comcast expense. No changes until next contract expires in 4 years. Last review showed majority of residents want to keep Comcast contract in place. Have we looked at solar solution for Lanai? Lenny and Enrique commented that there is insufficient space on roof to have significant impact to building.

**Approval of 2023 budget:** Budget was not changed since previous review: \$748K in expenses, \$170K toward reserves. New HOA rates posted on website and go into effective Jan 1. Motion to approve, budget approved.

As mentioned in previous meetings, significant portion of elevator and A/C are original and will need to be replaced, approx. \$500K each.

**Associa HOA Updates:** Alyssa provided summary via Zoom. Maintenance: asbestos abatement finished today, now in process of getting bids for lobby repairs. Office and lobby/garage doors replaced, getting quotes for HVAC system, TK elevator repairs, gears needed to be replaced (loud noises), switched A/C to heat, sprinkler system winterized, ice melt at front/back doors, Request for volunteers to assist with ice melt when onsite support is not available. Snow removal contract in place with Thunderbird, minimal snow requirement for them to come out.

DoorKing scheduled to come out next week to train Colbey and Denise to have them set up resident's fobs and call box. Alyssa raised awareness about Craig's list scam about units for rent.

Resident comments: Jay raised concerns about Town Sq work orders not being addressed promptly or being deleted. Town Sq is not monitored over evenings and weekends. Residents are advised to use emergency phone numbers during off hours. DoorKing not working properly, key fobs, notifications/resolutions. Lenny raised issue with new door to garage that was not installed properly. Lenny documented issues and Gary will provide documentation to Alyssa. Gary will send out email when DoorKing is working properly. Alyssa asked that if responses continue to be an issue that residents email her.

### **Social Spaces Group Updates**

- Lanai Holiday Decorating – all residents welcome to participate on Sunday morning, November 27 at 10:30am to decorate Ohana Room.
- Lobby decorating will be minimal due to construction. Robert Dennis will oversee this effort.
- Lanai Holiday Social & Cookie Party - Thursday, December 15th 7:30pm - 9pm in the Ohana Room. All residents welcome to join community and celebrate the holiday season with your fellow Lanai residents. Bring a holiday cookie, sweet treat, or beverage to share. Desserts, not dinner.
- Winter is upon us, so we'll be winterizing the rooftop furniture in the next couple of weeks. Some furniture will remain out year-round while some is moved/protected from the harsh winter weather.
- Furniture has been ordered for the lobby and is expected to arrive in the next couple of months. Couches that were moved from Lobby to the Ohana room will stay up there.
- Big thanks to Robert Dennis for his continued contributions to beautify the Lanai. We notice and it makes a difference!

**Pet rule update** – motion to delete old rule and pass new rule, allow max of 2 pets per unit (excludes fish and birds), residents are responsible for their pets and board encourages small to medium sized pets. Unenforceable to manage based on size and weight. Motioned and approved.

**Lobby update** – wall to be removed, will be window to garage door, expand package closet, new lighting, Lenny is providing temporary lighting (thank you Lenny!) for mailroom area during construction. Don't have timeframe for lobby and laundry work to be complete. Thanks to Alyssa for finishing pillars. Thanks to Robert for outdoor foliage.

**Holiday Door Decorating Contest** – get creative and decorate your doors for the holidays. Gary will be making the rounds on Friday, Dec 24 to pick a winner. Rumor has it he will be offering cash and prizes for the best door. Or at least a ukulele serenade?

Website photos - send pics to Gary of pets and sunset to jazz up the website.

## Open Forum:

- Percent of rentals is currently less than 25%. Gary believes it is at 19%. Lenny requested board to consider reducing percentage from 25 to 20.
- Karen M – 408 – issue with HOA fees being charged automatically. Request for phone calls if you are delinquent. Emails are the standard process for notification.
- Storage unit fees – no late charges currently, will begin in 2023.
- Construction signs to be posted on doors. If residents notice ongoing construction without posting, they should bring this to the attention of HOA to address. Construction hours are permitted: 8am – 6pm, Mon – Sat
- Enrique - Space 128 – rented parking space is continually being used by other residents. He has taken photos of cars and will forward to HOA and board to address. Laws on towing a vehicle have recently changed.
- People parking in front of bike room. Plan to transition bike room to trash room.
- With holidays here, be wary of people breaking into the garage.
- When will garage be restriped? Was supposed to be scheduled by previous HOA before winter but did not happen. Will be scheduled for the Spring. This may be contributing to cars being parked in resident spots.
- Drips over cars in garage, need to be resolved. We'll request Colbey investigate it.
- Questions on composting – Gary to gather and communicate info and rules.
- Sidewalk damage – owners responsible, but not enforced by city. Notify to HOA and board if significant or hazardous damage.
- No office hours for working professionals. Request for 1 hour a month.
- Question on location of storage Unit Y. Chrisann offered to show Alfonzo where it is located.