

Lanai Condominium Association
HOA Meeting – Sept 15, 2022
By Zoom and in person

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

Minutes: Meeting minutes from August 2022 were reviewed. Approved. Will be moved to new monthly website. <https://LanaiCondominium.com>

Treasurer's Report: August was the first month with Associa. Toby has completed an initial review of the finances and so far things look good. There is about \$260K on hand in cash, \$290K in reserves and about \$25K expenses. The hope is to have the financials available to the community for review in November.

Budget Report: The budget meeting was held on Sept 11, open to all homeowners. There was a review of the major issues including A/C, significant increases in insurance and gas/electric, overall inflation and CPI (consumer price index) increases. Lanai has been running overbudget for last 3 years, however the reserves have been steadily improving. The reserves are projected to be at \$540K by year-end 2022.

Reserve study analysis – not enough in reserves and over \$600K in items that should be replaced immediately. While that isn't realistic given our finances, we plan to make improvements where it is most critical and impactful to community. Recommendation is to budget an increase in reserves to about \$170K with \$125K reinvested proactively. After Sunday's meeting, Toby and Alyssa (from Associa) walked through budget for 2023. 9.6% increase recommended. 2023 operating budget: \$578K, projected operating expenses 2022 is \$635K. Goal to avoid special assessments to replace all A/C components out of existing reserves (estimated at \$400K). This will eliminate ongoing and frequent maintenance and bring more efficiency/less monthly expense. Board will gather more vendor bids. Another recommendation is to recoat the roof every 2 years. In 2022 we were over budget by about 14% - most notably in utilities, water/leaks, HVAC. Options to be proactive with plumbing and valves to determine steps for maintenance and help insurance costs. We've had 6 water leaks/floods this year.

For details on the budget: <https://lanaicondominium.com/wp-content/uploads/2022/09/Lanai-Budget2023.3.pdf>

The parking lot re-surface was budgeted for 2022 and we will attempt to schedule before year-end.

The current plan for the elevator is to save for future replacement. It is old but working well, making the A/C a higher priority.

Associa Management Report: Alyssa update – good to follow reserve study to be proactive. A/C, water leaks primary issues. Working with maintenance on parking lot, lobby, entry. Colbey is our maintenance person on staff – great feedback. Feel free to reach out to Alyssa, Denise and Colby. Board appreciates Alyssa helping out with transition from CAP. There have been some issues with HOA duplicate fees. If homeowners have issues, reach out to Alyssa or Denise to address.

Update on owner balances? Sheila is hoping to have complete this week. Toby requesting full ledger report to validate. There are no late fees being charged during transition period. Paper statements are courtesy only and currently required by law until new policies are in place.

Social Spaces Group: September Social next Tuesday at the pool at 5:30. Also planning Oktoberfest (10/15) (*Canceled.). Will be meeting next Thursday 9/22 if interested in planning process. Expect potluck event. Next up – holiday part in December.

Green Thumb Report: everything looking great! Big thanks to Robert and crew.

Board approval finalized on the following items:

- Move board meetings to every other month for board meetings. January, March, May, July, September and November. Next meeting Nov 17.
- Hire engineer to design moving trash to bike area and create new solution for bike storage.
- Require door signs on all units under construction.
- Re-approved office door with mail slot. Door has been ordered.

Lobby and Entry Pillars: Lobby – rescheduled asbestos abatement due to vendor delays. New date Sept 23-24. Both pillars expected to be replaced this month. Discussion of whether to replace broken or both planters in front. Will discuss with Robert Dennis.

Open Forum:

- Unit 305: dust tracking to elevator. Appears to be construction in progress. Request for Colbey to check status.
- If residents hear construction going on and approval sign is not on the door, then open ticket to investigate.
- Issue with owner’s manual not being read by new owners. No way to enforce that they read and understand owner’s manual. Suggestion to provide hard copy to new owners and renters. Denise is providing new tenants owner manual.
- Review bike ownership to clean up space.
- Consider a move in/out list posted on office door so residents are aware of when the elevator may be in use for moving.
- Lobby TVs coming back? Gary “cried a little” and said he’d get it done this month.

- Discussion of special assessments vs. increase in HOA dues. Alyssa review strategy with those in attendance to be proactive to prepare for larger needs (such as elevator) as opposed to charging special assessments that can be a hardship for many and impact resale value.
- Estate sale – this week. It was requested beforehand. There is nothing in rule book that prevents it. There is a company managing the estate sale.

Homeowner meeting adjourned at 8:28 pm.

September 2022 Addendum to Minutes:

Correction to minutes from the Lanai HOA board meeting held 9/15/22 from Judy Grosswiler, unit 608: "I am not against needed periodic HOA dues increases or special assessments. I attended the 9/15/22 meeting and responded with concern to the proposal to raise HOA dues yearly, because an increase in an HOA dues is permanent – never goes away. This, over time could make living here unaffordable. At the meeting, Alyssa argued that buyers ask about special assessments and that the industry has an expectation that HOA dues increase regularly. I pointed out that in the 20 years I have lived here, there have only been 2 special assessments and that we have already started rebuilding reserves."