

Lanai Condominium Association
HOA Bi-Monthly Meeting – Nov 16, 2023, 7pm
Ohana Room and Zoom

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

Toby expressed his gratitude to homeowners who were understanding and appreciative of the Board and the challenging decisions that we have faced this year in particular with the budget for 2024. Toby shared that he's been receiving some angry emails and wished to remind homeowners that board members are also homeowners with shared concerns serving in unpaid, voluntary positions. In response to the previous board meeting in September where there were several interruptions, Toby requested that homeowners hold their comments and questions to the open forum portion of the meeting and limit their input to two minutes.

Minutes: Minutes from September 2023 approved. All documentation (including 2024 budget) is available to residents at website. <https://lanaicondominium.com/documents/>

Homeowners in attendance – there were a total of 28 homeowners in attendance at tonight's meeting including six who joined via Zoom.

Treasurer's Report

Financials Review and approval

Jennifer reviewed the monthly financial data. September and October financials have been posted to the website. Currently, we stand at \$88K in operating expenses and \$476K in reserves. HVAC repairs and utility expenses have put us overbudget by 17.5%. September and October financials were approved.

Budget discussion and approval

If more than 50% of homeowners were present at the board meeting, it would have triggered the option to vote to veto the proposed 2024 budget. There was not 50% in attendance.

Following the September board meeting, board members further discussed the proposed increase to HOA dues. Taking into account additional current and anticipated expenses to include (but not limited to) roof, south wall leaks, garage structural repairs, waterproofing evaluation – all of which are roughly estimated at over \$405K for 2024 and 2025 combined – the board proposed a 15.5% increase. These expenses are in addition to substantial increases in insurance and energy and do not include A/C replacement. The Board considered several options including a special assessment, to address the anticipated expenses in the coming years. Ultimately, the Board decided to be more aggressive with our reserves by increasing the monthly HOA dues by 15.5% to hopefully end 2025 with positive reserves.

There was community discussion regarding concerns with continuing increases to the HOA dues that have compounded over the years. These compounding HOA monthly dues have been significant, putting a financial strain on homeowners. There was further discussion during the

meeting on the option for a special assessment instead of the increase to the HOA monthly dues. The Board recognized that neither solution is ideal and strongly considered a special assessment, but opted for the increase to HOA monthly dues to minimize impact to homeowners who may be buying/selling in the next year as well as those that may struggle to afford a special assessment at this time.

2023 Monthly HOA	2024 Monthly HOA
\$765.68	\$883.31
\$522.87	\$603.54
\$508.78	\$587.31
\$455.26	\$525.64

There was also discussion about other ways to address ongoing expenses, such as alternative investments and local housing options to build revenue. Tyleen from Associa responded that there are limits to investments allowable for an HOA to ensure funds are invested conservatively to protect our reserves.

Motion to approve the 15.5% increase was approved. This increase will take effect in January.

Building updates

- New roofing – work completed in November. The new roof has a 10 year warranty with a 5 year inspection.
- Front awning roof – work began in November with contractor (AGS) that we’ve used previously. We found out this week that AGS is expected to file for bankruptcy. While the work is not complete, we intend to use the same sub-contractors to finish the work. We have not received a bill for the partial work. Associa is looking into options available for recourse (if needed) and will prioritize scheduling the completion of the work with sub-contractors directly.
- Garage door repairs – south door was not working and reported via Town Sq. A temporary fix has been made while we await replacement parts (expected in 2 weeks). Request for Associa to send out notifications to homeowners when doors are out of service.
- Waterproofing engineering for garage – evaluations/quoting in process.
- South wall leak into 1001 – was reported over a year ago and resolution is still outstanding. The Board shared their frustration with Associa for not prioritizing this work effort. Currently, we only have one bid for \$35K but the work is not guaranteed to be a permanent solution. An engineering evaluation would be needed to design and guarantee a permanent solution. Associa working to get more details on the current bid received to better evaluate if it is truly temporary or possibly permanent. This work effort is a high priority.
 - This is one of many cases when the Board has communicated with Associa regarding Alyssa’s lack of timely responses, organization and follow through.
- Tyleen, Alyssa’s manager, is replacing Alyssa until further notice for permanent replacement.

- The board and several homeowners shared their appreciation for Sean's responsiveness and involvement with our maintenance needs. Alyssa let us know that he received Associa's Employee of the Quarter award. Sean's hours were previously increased. He is currently working Tuesday, Wednesday and Fridays. Request to change Tuesday to Monday. Tyleen will look into this.
- Board encourages homeowners to communicate maintenance needs directly to Associa through Town Sq so that there is a record of requests that we can track if necessary. This will help board to track and hold Associa accountable.
- Tyleen communicated that Associa has changed their reporting model to include a more robust call center (303-232-9200). The call center is expected to be able to resolve 90% of requests. If they can't answer a homeowner's question, then they will generate a ticket for Denise to address via Town Sq during her office hours.
- Green Thumb – Robert Dennis is resigning his role of landscape maintenance. His work has included changing out planters/pots, replanting, mulching, weeding and pruning. If anyone in the community is interested in taking on this role please reach out to Robert or to the Board.

Social Spaces Group

- Sat, Nov 25 (after Thanksgiving) beginning at 10am, the Lanai Social Spaces group will be decorating the Christmas tree and other holiday decor to bring some holiday cheer to the Lanai lobby. Please join us if you can!
- Sun, Dec 3 from 6:30 -8:30, we are kicking off the holidays at the Lanai with a holiday social in the lobby. There will be holiday music and merriment. Please bring a snack or holiday cookies to share with your neighbors.
- Decorate your door for holidays – judging by Gary for bragging rights.
- Updates to furnishings – the rest of the updated lobby furniture is expected by year-end.
- Interested in joining the Social Spaces Group? Reach out to Chad Wolbrink or Elle Walters for more information or join us on Jan 22 at 7pm in the Lanai lobby for our next meeting.

Open Forum:

- Give away table – no electronics or food. Electronics cannot be put in trash or recycle.
- Garage ceiling – holes made by previous contractors near plumbing pipes. Lenny suggested filling those holes (fire stop) during future maintenance.
- South garage door was down – temporary spring in place, 2 weeks until permanent part replacement. Messaging should have gone out by Associa.
- Mailboxes were all left opened the previous weekend by the postal carrier (not our usual guy). Lanai does not have a master key to lock the mailboxes as this is federal property.

Meeting adjourned at 8:22 pm.