

Lanai Condominium Association
HOA Bi-Monthly Meeting – July 17, 2025, 7:30pm
Ohana Room and Zoom

Meeting called to order by at 7:32: Board members in attendance: Maddie Casey, Paul Bork, Matthew Lea, David Starkweather, Nat Hancock, Debbie Swanson.

HOA Minutes – minutes from May meeting were approved. Minutes and all HOA related documents are available online at <https://lanaicondominium.com/documents/>

Firefly AI- being used tonight for minute taking. Meeting will be recorded and audio will be deleted once written minutes are approved.

Financial Reports and Approvals

- May and June financials approved with reserves at \$655,000 (May) and \$669,000 (June), showing normal \$14,000 monthly increases
- May reserves lower than expected due to \$8,000 gym equipment purchase from reserves as recommended by reserve study
- Major May expenses included: \$3,600 delayed heating repair from December incident, \$4,800 for new long-range garage fob readers, and significant elevator repair costs from April outage
- June showed minimal major expenses with only \$5,000 sewer jetting invoice and building maintaining positive operating income of \$17,000 year-to-date

☒ Gym Remodel Project

- Gym remodel completed under budget at \$13,400 (approved for \$15,000) with collaborative team effort from Katrina, Craig, Adam, Lisa, and Drew
- Grand reopening scheduled for next Thursday featuring fitness trainer demonstration, sunset yoga at 7:30 PM on roof, and social gathering with refreshments
- Half of gym budget used for necessary ceiling repairs

Internet Service Update

- Extreme Internet project discontinued due to inability to meet building's technical requirements, with potential revisit in one year plus timeframe
- Residents advised to avoid long-term contracts (18 months or 2 years) for current internet services while board explores future improvements

South Wall Maintenance

- Engineering assessment ongoing to determine scope of required work and avoid redundant spending on previous engineering studies
- Current leak issue similar to north wall problem from 10+ years ago, requiring technical engineering solutions and crane access for proper diagnosis
- Previous partial fix cost \$35,000-\$40,000 without completely resolving the underlying envelope issue

Elevator Modernization Proposal

- Building constructed 1957 with original 70-year-old elevator components requiring complete modernization due to obsolete parts and safety requirements
- Critical timeline constraints: 15-20 weeks for material procurement plus 10-12 weeks of complete elevator shutdown for installation work

- Fastest completion target: Next summer (12 months from meeting date) with concurrent fire panel upgrade required by law
- Two vendor bids received: Sandoval Elevator at \$338,000 and Elevator Technicians at \$348,000, with Sandoval recommended due to existing relationship and lower cost
- Fire panel upgrade mandatory at \$163,000 concurrent with elevator work, totaling \$501,000 for complete project

Special Assessment Proposal

- \$300,000 special assessment proposed with current reserves of \$669,000 to maintain \$400,000+ reserve balance for future needs/emergencies
- Payment schedule established: 50% due December 31, 2025 with remaining 50% due April 30, 2026.
- Assessment breakdown by unit type provided with smallest units paying less and larger units paying proportionally more based on existing HOA fee structure
- Board approval process clarified: Board can approve with community override requiring 51% of owners to oppose at special meeting before July 30th contract deadline

☒ Risk Analysis and Alternatives Discussion

- Annual elevator maintenance costs currently \$50,000+ with March incident alone costing \$40,000 for three-week outage
- Potential emergency scenario: If elevator fails unexpectedly, could require 32+ weeks (8 months) of downtime due to manufacturing lead times versus planned 10-12 weeks
- Reserve study compliance: Current proposal aligns with 2022 reserve study recommendations for maintaining property value and addressing priority infrastructure needs
- Alternative timeline discussion: Delaying project risks higher costs and extended downtime, with contractor price fluctuations being speculative versus guaranteed current pricing. One homeowner suggested delaying replacement for one to two years based on personal experience that current contractor pricing is dropping.

Community Impact Considerations

- Accessibility concerns addressed: Multiple residents require elevator access due to mobility limitations
- Property value implications: Elevator failure would severely impact home sales and rental potential
- Insurance coverage clarification: Special assessment insurance typically doesn't cover planned infrastructure improvements, only emergency situations

Additional Business Items

- Rental policy clarification continues with community feedback being incorporated for better transparency and application process
- Green Thumbs committee recognition for extensive volunteer work maintaining building landscaping and curb appeal throughout the year
- Tree pruning authorization pending for three large trees along 8th Avenue requiring professional pruning and treatment
- Compost program survey results: 37 responses with 25 interested residents, sufficient to start barrel cycling service
- Boiler spare parts advocacy: Ongoing request since 2019 for on-site spare parts inventory to reduce 2-6 week repair delays during winter outages

Meeting adjourned 8:55pm