

**Lanai Condominium Association
HOA Bi-Monthly Meeting – May 19, 2026
Ohana Room and virtual**

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

Meeting called to order by at 7:00: Board members in attendance: Paul Bork, Matthew Lea, David Starkweather, Nat Hancock, Adam Lippert. Sean Corn and Sharlene Torres from Association management team also attended.

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

Financial Management and Payments- Previous months financials were presented and approved.

Elevator Modernization and Fire Panel Project The elevator modernization project is advancing through permit processes and technical testing with cautious optimism on timelines.

- **Permit submissions and reviews underway** with building permits submitted weeks ago and currently under code review, signaling active progress
- **Fire panel testing and scope definition** are in progress, led by consultant Veritas, to clarify required upgrades and cost scope for bidding. Fire alarm sound levels were tested in units to ensure compliance and adequate coverage throughout the building. Findings will determine necessary fire system replacements and relocation of the fire panel to the lobby.
- **Coordination between elevator, fire panel, and roofing contractors** is critical, with plans to consolidate material deliveries using one crane to streamline work
- **Start of construction tied to fire panel permit submission** with partial work on the 13th floor permitted once the fire panel permit is submitted, even if not yet approved. Weather considerations were discussed; critical roof work must be done in good weather and then covered to protect new equipment.

Building Operations and Other Maintenance

Several other building maintenance and improvement projects are underway or planned, demonstrating proactive management beyond the elevator:

- Pool is now open. Reminder of the glass prohibition for safety. No smoking in the pool area.
- A/C transition is now complete. Space heaters are available for cold spells.

- Hallway and common area maintenance saw successful carpet cleaning with plans to make it an annual event despite logistical challenges due to lack of water hookups on floors.
- Garage door access issues persist especially at the south garage with fob reader and mechanical problems causing intermittent failures Immediate scheduling of garage door service is underway, with observations pointing to sensor and connection faults.
- Window cleaning efforts remain a resident-organized activity due to building roof design limitations preventing building-wide service. Last year's resident-led window cleaning was successful and will be encouraged again through forum coordination.
- Electric vehicle charger installation inquiries should be directed to Sean as the primary contact for initial discussions. Sean shared personal experience using public charging stations, highlighting that many residents may not require in-unit chargers due to available alternatives. Residents advised to coordinate with electricians and utility providers before formal requests.
- Rental approval process is being digitized with a semi self-serve form allowing residents to submit rental requests for board approval. The waitlist currently holds 18 units, close to the 20-unit cap, indicating near-full rental capacity. The system will allow residents to track their waitlist position transparently.
- Sharlene reports that the Martin & Martin proposal was sent to board members for review and signature regarding the south wall repairs.

Committee Reports

Green Thumbs and Landscaping Updates: The gardening group is progressing well with ongoing projects and community involvement despite irrigation challenges. Irrigation efforts show steady work with new members contributing and daily watering routines maintained by volunteers. Water restrictions have required hand watering for about a month, delaying lawn fertilization and seeding plans. Installation of a new deep water faucet near the tree to support watering efforts. Green Thumbs requesting earlier pool opening notifications to prepare planting and cleanup. Past short notice caused rushed efforts; better communication is planned to avoid this.

Social and Community Engagement Committee updates: Community events and engagement initiatives are planned to enhance resident interaction and wellness.

- **Rooftop yoga series launching June 8th** with a 10-week Monday class run led by a returning instructor, funded through the budget. Flexibility for weather-related rescheduling is built in, with plans to extend into September if needed.
- **Golf putting ideas explored** to provide a quiet, portable putting green for residents to practice. Considerations include noise control and size for rooftop use to avoid disturbing neighbors.

The annual HOA meeting is scheduled for July 16, 2026. Board elections will occur with two seats open. Residents are encouraged to consider candidacy. Ballots will be distributed in advance by the management company for voting participation.

Meeting adjourned 8:40pm