

**Lanai Condominium Association  
HOA Bi-Monthly Meeting – July 16,, 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 7:20:** Board members in attendance: Maddie Casey, Matthew Lea, David Starkweather, Nat Hancock, & Debbie Swanson. Sharlene Torres of Associa was also present.

**HOA Minutes** – minutes from Ma7 bi-monthly meeting were approved. Minutes and all HOA related documents are available online at <https://lanaicondominium.com/documents/>

Financial Management and Payments- Financial reports from May and June 2026 were presented and with some final questions to be resolved. Approval will be done at the next bi-monthly meeting. Overall, the Lanai continues to have strong fiscal health, with operating expenses under budget by over \$50,000 and reserves steadily increasing to about \$650,000, supporting ongoing capital projects with over half earmarked for the elevator and fire panel projects. Special assessment collections are nearly complete with only about 5 outstanding payments remaining. A payment plan exists for some delinquent accounts, with collections and liens as backup measures.

**Management Company Transition** The board decided to switch management companies from Associa to WRMC effective August 1 to improve onsite responsiveness and operational support, accepting a higher cost for significantly increased service levels. A PowerPoint presentation highlighted that there was an extensive selection process with WRMC selected due to having expertise in high-rise buildings, flexible staffing, competitive pricing, and strong references. WRMC offers a full-time onsite manager and a half-time maintenance technician shared with another building. The new model addresses shortcomings in prior portfolio management where one manager served multiple buildings, limiting availability. DeShawna Lord, WRMC Colorado Regional Director, was introduced and will oversee the staffing and transition process. Town Square platform will be discontinued July 31 and replaced by WRMC's Vantaca portal on August 1 for work orders, payments, and communication. Homeowners must cancel former auto-pay setups and register in the new portal to avoid payment disruption. Late fees will be waived for the first 60 days post-transition to ease the process. Legacy Associa staff Sean Corn will remain in advisory roles to retain institutional knowledge and assist with the elevator project. Communication about the transition will be via email, USPS for those without email, and posted on the community website.

**Cable Contract Non-Renewal** The board chose not to renew the Comcast bulk cable contract effective September 22, saving about \$52,000 annually and reallocating funds towards critical building needs. Bulk cable was underutilized, subsidized by all owners, with many preferring streaming services. Residents retaining cable service must arrange individual accounts with Comcast or other providers. Community member Shannon Sullivan, a Comcast employee, will assist residents navigating the transition.

**Elevator Modernization and Fire Panel Project** The elevator modernization project is poised to start between August 10 and August 31, pending final permit approvals, with an expected duration of 12 weeks and ongoing communication planned to minimize disruption. A single day will require clearing the back parking lot for crane access; residents will receive advance notice.

- Community support and logistics
  - A puppy relief station will be installed on the 12th floor for resident pets during construction.
  - The library will be closed for the project duration; the gym remains open.
  - Safety measures, including restricted rooftop access during demolition, will be in place.
  - A resident assistance program, Sherpa's, will be available to assist with carrying packages, trash, walking dogs. Requests for assistance can be made using the email [sherpas@lanaicondominiums.com](mailto:sherpas@lanaicondominiums.com).

**Rental Policy Updates** The board approved amendments to the owner's manual to better manage rentals by excluding immediate family members from rental counts, extending rental waitlist timeframes, and raising minimum lease terms to discourage short-term rentals. Key rental policy changes include:

- Immediate family members living in a unit will no longer count as renters, freeing up about 6 rental spots currently classified as rentals.
- Rental waitlist eligibility period extended from 60 days to 6 months for finding a renter.
- Minimum lease term increased to 12 months to limit short-term leases impacting property values.

**Building Operations and Other Maintenance** Sean will be integral during the transition and he will provide advisory support to new WRMC management team during transition period; be able to assist with plumbing issue troubleshooting and communicate with contractors to address hot water system air bleeding; and monitor vendor conduct during elevator project phases and report any issues to board/residents.

### **Community and committee updates**

The Green Thumbs committee reported progress managing water restrictions and irrigation projects, aligning with deferred maintenance catch-up.

Social spaces leadership will transition, with new volunteers stepping up to sustain community events like game nights, holiday parties, and yoga.

Board members expressed gratitude for ongoing community engagement and encouraged participation to maintain vibrant social spaces.

**Meeting adjourned 9:40pm**