

Lanai Condominium Association
HOA Bi-Monthly Meeting – September 17, 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 7:04: Board members in attendance: Paul Bork, Maddie Casey, Matthew Lea, David Starkweather, Adam Lippert, Nat Hancock, & Debbie Swanson. DeShawna Lord of WRMC was also present.

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

Finance report: Financial reports from May and June 2026 were presented and approved. July approval is pending with some clarification needed from Associa. August report was not presented. Approvals will be done at the November bi-monthly meeting. Overall, the Lanai continues to have strong fiscal health. The 2027 Annual Budget is currently being prepared with a community meeting to be scheduled for October.

Discord sign up and overview: Matthew presented a brief overview of Discord, our new community forum. It has many features similar to our previous Townsquare forum. If anyone needs assistance, please reach out to a board member.

Updates:

Elevator Modernization and Fire Panel Project: Maddie presented an update regarding the elevator modernization project. Key dates are:

- September 20—last day to use the elevator
- September 21: elevator will be taken out of service for the duration of the project
- September 28-29: roof on the '13th floor' will be removed
- September 30: a crane will be on site to remove and replace the elevator. All cars must be moved from the back parking lot the evening of the 29th.

Sherpas, a resident assistance program, will be available to assist with carrying packages, trash, walking dogs, etc. Requests for assistance can be made using the email sherpas@lanaicondominiums.com.

South Wall: David reported that Martin and Martin has submitted a proposal for assist with obtaining bids and planning for repairs to stop water intrusion into unit 1001.

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.

Security reminder: Do not let unknown people into the building. If you lose a fob or your keys, report this to management immediately so that your fob can be deactivated.

Guest parking policy: We have had frequent violations of the guest parking policy. The Homeowners Manual states: "Five places are allotted for guest parking only. The spaces are

located on the east wall of the lower-level parking lot. These spaces are for short-term guests and are not to be used by residents or frequent overnight guests. Without prior approval by the property manager, no vehicle may be parked in guest parking for more than three (3) consecutive days in any given month. Any vehicle parked in these spaces must post a Lanai-issued parking tag. Violators, including residents who park in guest parking spaces, will be fined and/or towed at the owner's expense."

Community and committee updates

Sue thanked committee members for their hard work and dedication throughout the season. The Green Thumbs committee reported progress managing water restrictions and irrigation projects, aligning with deferred maintenance catch-up.

Melina reported that she and Eliza have agreed to lead the Social Spaces & Events committee. She shared that some ideas include community events such as game nights, holiday parties, and rooftop yoga.

Management Report: DeShawna reported that the parking and storage unit audit is continuing. The pool will close the week of October 5th with a Puppy Day scheduled for October 4th. Ongoing maintenance issues were also discussed. The switchover from air conditioning to heat will occur mid-October with weather forecasts being monitored.

Meeting adjourned 8:30pm