

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING**

Thursday, June 18, 2015

DIRECTORS PRESENT:

Jerry Sullivan, President; Donald Chaikin, Secretary; Carol Allen and Ken Doolin, Directors

DIRECTORS ABSENT:

Rod Kessler, Treasurer

OTHERS PRESENT:

George Fontaine, Property Manager, Hawaiiana Management Company; Ryan Tefft, Site Manager

OWNERS PRESENT:

Registered with Hawaiiana Management Company.

CALL TO ORDER

President Sullivan called the Board of Directors Meeting of the Association of Apartment Owners of Kai Makani Beach Villas to order on Thursday, June 18, 2015 at 4:03 p.m. Hawaii Standard Time. A quorum has been established with four (4) out of five (5) directors present.

MEETING RULES

President Sullivan read the meeting rules as presented in the meeting packet. Hearing no objections the meeting rules were adopted.

PROOF OF MEETING NOTICE

Proof of notice of this meeting was posted per the statutes on June 12, 2015.

APPROVAL OF PREVIOUS MEETING MINUTES

The April 2, 2015 Board of Directors meeting minutes were presented for approval.

The following corrections were noted:

1. Under Directors present it does not show Mr. Chaikin's position as the Secretary.
2. Page 3, under the Parking Lot Lighting motion, **Sullivan** was in favor of the motion.

Motion:

*To approve the April 2, 2015 Board of Directors meeting minutes, as corrected.
(Doolin/Chaikin)*

CARRIED unanimously.

PRESIDENT'S REPORT

None.

TREASURER'S REPORT

President Sullivan read the financial report as of May 31, 2015.

Reserves	\$147,516
Petty Cash	\$500
Operating Account	\$29,421
Security Deposits	\$1,564
 Total Funds	 \$175,873

SITE MANAGER'S REPORT

Site Manager Ryan Tefft submitted his report, *as attached to these minutes*. The following items were highlighted:

- The annual tree trimming was completed.
- Options are still being investigated regarding the car wash enclosure.
- Pest control will be on property in July 2015.

OLD BUSINESS

Board Meeting Attendance

Secretary Chaikin commented that he understood the purpose and the need of the June 12, 2015 meeting; however, in the future it would be preferable if at least four (4) out of five (5) Board members are available for any Board meeting.

Office Door Replacement

Site Manager Tefft obtained two (2) bids, as provided in the Board meeting packet. Site Manager Tefft discussed the scope of work.

Motion:

That we accept the bid, as presented, from Triple S Construction, in the amount of \$10,832.26. (Chaikin/Doolin)

CARRIED unanimously.

42-103 Window Replacement (Kitchen)

Site Manager Tefft explained that the original window from this no longer available, as the company is no longer in business. The exterior windows are the responsibility of the Association. Site Manager Tefft presented one (1) proposal from Triple S Construction to replace the window and will continue to seek at least one (1) additional bid before accepting the proposal from Triple S Construction.

Motion:

To accept the proposal from Triple S Construction in the amount of \$4,010.62 subject the receipt of at least one (1) other bid by June 25, 2015. (Doolin/Chaikin)

CARRIED unanimously.

Pool Furniture

Site Manager Tefft reported that a company was located that would be able to re-strap the 22 lounge chairs for the pool for approximately \$2,406.32 total. The re-strapping takes about one (1) week, per eleven (11) chairs. Site Manager Tefft further reported that to completely replace 22 lounge chairs the cost would be upwards of \$10,000.

Motion:

That we approve the bid from PF Restoration Company for \$2,406.23, plus delivery charges, to re-strap the chairs. (Chaikin/Doolin)

CARRIED unanimously.

NEW BUSINESS

BB Gun Fine

Site Manager Tefft reported that an owner reported that there was a juvenile waiving a gun around at units and lanais and shooting holes in the back gate. Site Manager Tefft contacted the juvenile's parents to inform the parents of the damage caused to the back gate and the overall incident. The Association did not file any charges against the juvenile, the juvenile's parents, nor the owner(s). The fines total \$1,300; the cost of the repair is approximately \$1,200. These amounts will be charged to the owner if approved by the Board.

The Board broke down the \$1,300 in fines imposed for the incident. The Board agreed to impose fines of \$1,200.

Motion:

That we impose fines of \$1,200 and repair cost of \$1,200 to the owner(s). (Sullivan/Taylor)

CARRIED unanimously.

Concreate Repair - Pool Entrance

Site Manager Tefft obtained bids for the concrete repair work needed at the pool entrance. The Board discussed the bids.

Motion:

That we approve the bid from Triple S Construction for the concrete pool entrance way repairs, in the amount of \$3,645.85. (Chaikin/Doolin)

CARRIED unanimously.

Barbeque Replacement

The Board discussed the barbeque options.

Motion:

To accept the Lowes barbeque at a cost of \$999 plus the cost of the extended warranty. (Doolin/Taylor)

CARRIED unanimously.

Storage Roofs

Site Manager Tefft discussed the scope of work for the complete repair of the storage roofs. The Board tasked Site Manager Tefft to obtain comprehensive proposals and present them to the Board for review.

Alteration Request - 16-101

The Board will ensure that the rightful owner approved the alteration request.

Motion:

To approve the alteration request to remodel the bathroom to unit 16-101, pending owner verification and modification of the name just to make sure that the owner is the one that is making the request. (Chaikin/Taylor)

CARRIED unanimously.

Storage Racks

The area behind the storage shed is in the process of being cleared out in the case that the owners approve the addition of a kayak/storage rack.

The first step in the process is to change the area to special common use in order to be able to build/maintain a storage rack in that area. The Board discussed a letter regarding the issue, from the attorney, dated April 27, 2015. The Board will further discuss the issue before a determination is made.

OWNERS FORUM

Warner, 43-103: Expressed concern regarding the landscaping noise; she feels that the landscaping noise and the landscaping on property is excessive. Ms. Warner suggested that the landscaping be completed every two (2) weeks.

President Sullivan commented that there are several things that are going to be addressed with the landscaping team.

Council, 46-101: Expressed concern about landscaping.

Council, 46-101: Inquired if partial ownership is allowed on property.
President Sullivan confirmed that partial ownership is legal.

Fisher, 22-203: Expressed concerns about landscaping.

NEXT MEETING

The next scheduled Board of Directors meeting is Thursday, August 20, 2015. The time of the meeting will be determined and posted according to the statutes.

ADJOURNMENT

Motion:

To adjourn the Board meeting. (Sullivan)

CARRIED unanimously.

The meeting was unanimously adjourned at 5:57 p.m. Hawaii Standard Time.

Respectively Submitted by:

Yatta Johnson
Stenographer
Tell Me More Stenography Services

The meeting was transcribed from an audio file as the Stenographer was not in attendance.