

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, October 23, 2014**

DIRECTORS PRESENT: Kevin Madaya, President; Jerry Sullivan, Treasurer; Donald Chaikin, Ken Doolin, Directors.

OWNERS PRESENT: On file with Hawaiiana Management Company

OTHERS PRESENT: George Fontaine, Hawaiiana Management Executive; Ryan Tefft, Site Manager.

CALL TO ORDER:

The Board of Directors Meeting was called to order at 6:17 p.m.

MEETING RULES:

President Madaya read the meeting rules:

1. Smoking is not permitted.
2. This is a private meeting and attendance is restricted to owners, staff and other persons who have specifically been invited by the Board.
3. Owners desiring to speak must stand and be recognized by the Chairman and owners must state their name and unit number each time they want to speak.
4. All remarks must be directed to the Chairman and not directly to other members; personal attacks, vulgarity or offensive language can result in the loss of debate privileges.
5. Long and complicated motions must be in writing and delivered to the Chairman, signed by the maker and the seconder. This will help avoid confusion and ensure that everybody knows the exact wording of the motion.
6. Discussion is limited to the motion being considered by the Board.
7. In the owner's forum in order to ensure that everyone has a chance to speak, each individual shall have a limit of three (3) minutes. The Chair agreed to allow the owner to speak until she decides.
8. No videotaping or other electronic recording is permitted except for the production of the minutes during any of the proceedings.

MEETING NOTICE:

Proof of meeting notice was posted per the statutes on October 17, 2014.

APPROVAL OF PREVIOUS MEETING MINUTES:

The following revision was noted on the meeting minutes of June 12, 2014:

The second to the approval of Board meeting minutes dated June 12, 2014 was Jerry Sullivan.

Motion: *To approve the Board of Directors meeting minutes dated September 11, 2014, as presented. (Chaikin/Sullivan)*

CARRIED unanimously.

TREASURER'S REPORT:

Treasurer Sullivan reported on the September 30, 2014/Year-to-date financials as follows:

- Reserves Account, \$180,298.28
- Petty Cash, \$500
- Operating Account, \$19,015.37
- Security Deposits, \$1,314
- Total Funds, \$198,499.65

The finances of the Association are in good standing.

SITE MANAGER'S REPORT:

Site Manager Ryan Tefft presented his report, *as attached to these minutes*.

He highlighted the following items: The lawn was dethatched; the parking lot was re-surfaced and re-stripped and the quarterly pest control has been completed.

OLD BUSINESS:

Parking Lot Lighting

Director Doolin obtained a parking lot lighting bid for the Board to review. The Board agreed to table the issue to obtain more bids and information in relation to the issue.

NEW BUSINESS:

2015 Budget

The maintenance fees will be increased by 4.3 percent in order to fund the reserves. The reserve study has not been completed; however, once completed the Board will review and make any necessary adjustment to the budget.

Motion: *To approve the 2015 budget, as presented. (Madaya/Sullivan)*

Motion **CARRIED**.

In Favor: Madaya, Sullivan, Doolin

Opposed: Chaikin

Fine Appeal

A fine of \$2,500 was issued to an owner for "Short-term" renting. The owners were present at the meeting to appeal the fine and address the Board with their concerns. The Board will further discuss the issue in Executive session.

Construction Plans/Remodel for Unit 30-101

Motion: *To approve the remodel for Unit 30-101(Doolin/Madaya)*

CARRIED unanimously.

Parking Stalls

President Madaya explained that all owners have one (1) deeded parking stall and one (1) permit-only parking stall; all 112 units on property has two (2) parking stalls. President Madaya further explained that there are 248 total parking stalls; however, 18 parking stalls are visitor stalls, 8 are handicap and 2 are for the car wash, therefore there are only 220 parking stalls remaining for owners. The Board will consider reducing the number of visitor stalls to accommodate all 112 owners (224 parking stalls) and their right to have two (2) parking stalls. The Board will diligently work on the issue for a resolution.

Tenting of the Storage Units

Director Doolin reported that the storage units will be tented on Friday, October 24, 2014 between 1 p.m. and 3 p.m. The tent will be removed on Saturday, October 25, 2014 and owner's will be able to access their storage unit on Saturday, October 25, 2014 after the tent is removed; however, owners were cautioned to wait a few hours after the removal of the tent to allow proper air flow through the units.

OWNER'S FORUM:

Hoover, 32-202: The community has responded positively to the idea of a community potluck. The potluck is tentatively scheduled for Saturday, November 15, 2014 from 6 p.m. to 9 p.m. The Board concluded that the monies expended for the potluck will be expended from the petty cash fund and charged to miscellaneous expenses.

Hart, 10-202: Asked the Board for clarification with regards to the percentage rise in the maintenance fees for 2015. The Board clarified that the maintenance fees will be raised by 4.3 percent for 2015. A letter will be distributed to each owner by mid-November outlining the exact amount of the increase to the maintenance fees.

Boggio, 24-102: Expressed concern with regards to security issues on property; stolen mopeds and bikes, broken gate and boots were stolen off of his property.

The Board informed the owners that cameras will be installed; however, they will not be directed at any one's property. The Board discussed the camera locations with the owners present. Any interested owners who would like to know the location of the cameras may speak to site manager, Ryan Tefft.

NEXT MEETING DATE:

The next Board of Directors meeting is scheduled for Thursday, December 11, 2014.

RECESS TO EXECUTIVE SESSION:

The meeting was recessed to Executive Session to discuss legal matters at 7:05 p.m.

ADJOURNMENT:

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Yatta Johnson

Tell Me More Stenography Services

Transcriptionist

Approved for distribution by the Board of Directors.

*These minutes were transcribed from audio recording as the Transcriptionist was not present at the meeting.