

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, April 20, 2017**

DIRECTORS PRESENT: Ken Travers, President; Ken Doolin, Treasurer; Nina Hart, Secretary; Douglas Callihan, Director.

OTHERS PRESENT: Janice Eisler, Hawaiiana Management; Ryan Tefft, Site Manager.

OWNERS PRESENT: Robert Harris, 42-202; Gary and Peggy Williams, 44-201; Marilyn Hoover, 30-202; Chuck and Christine McDonald, 26-101; Jeff and Silvia Francis, 12-201.

CALL TO ORDER:

President Ken Travers called the meeting to order at 2:00 p.m.

MEETING NOTICE:

Proof of Meeting notice was posted on property and emailed to all Directors on May 10, 2017.

RATIFICATION OF PRIOR BOARD ACTIONS:

Motion: *To ratify the following Board actions:*
 1. *Acceptance of President Rod Kessler's resignation*
 2. *Appointment of Ken Travers as Acting President*
 3. *Motion to appoint Ken Travers as President of the Board of Kai Makani*

 (Callihan/Hart)

CARRIED unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion: *To approve the minutes dated March 2, 2017, as presented. (Hart/)*

CARRIED unanimously.

PRESIDENT'S REPORT:

Ken Travers reported the following items:

- Oceanic is in the process of the upgrade installation. A meeting with Oceanic representatives will be held to discuss incomplete items.
- The gym renovation is complete with new paint, window blinds, and more appropriate flooring for exercise.
- The pool renovation project will commence next week. It is hopeful the project will be done in four (4) weeks.
- A revision of the House Rules is in process.

TREASURER'S REPORT:

Ken Doolin reviewed the Association's financials for the period ending February 28, 2017 as follows:

- Total Operating Fund: \$62,310.70

- Total Reserves: \$411,994.57
- Restricted cash/Security deposits, \$2,000
- Net available Cash and Deposits: \$472,261.27

SITE MANAGER'S REPORT:

Ryan Tefft reviewed his written report as provided to the Board of Directors.

- Parking lot lights

Motion: *To accept the proposal from WikiWiki for the parking lot lights in the amount of \$8,238.15. (Hart/Callihan)*

CARRIED unanimously.

- Stairwell lights - a less costly approach will be researched.
- Front lanai lights –a uniform type of timer for the lights will be researched.
- A defibrillator training class will be scheduled to follow the next Board meeting. Location of the defibrillator machine will be determined by Ken Doolin and Ryan Tefft.
- Efforts to destroy the nesting sites have been added as a second mechanism to mitigate the pigeon population. Alternate mechanisms continue to be researched.
- The Board has requested additional inspection of back lanais for possible water damage from our inspectors involved in the Armstrong action based on recent owner concerns. The inspector has concluded that faulty construction is the underlying cause and that it is appropriate to add this to the action.

OWNERS' FORUM:

Owners present were invited to ask questions and make comments.

Gary Williams (44-201) and Jeff Francis (12-201) requested a more aggressive approach to eliminate the pigeons on property.

OLD BUSINESS:

Kayak Rack Status

Ken Doolin stated that the project continues to progress well.

Disaster Preparedness Committee

Bob Harris, 42-202, stated that information will be distributed to each unit beginning May 1st.

Oceanic Time Warner Cable/Spectrum Cable Contract – Update

Ken Doolin explained that Oceanic is not completing the project per the contract and is behind schedule. The Board is working to ensure all work is done according to contract.

Webmaster

M. Doug Callihan stated that the website is evolving and continues to be updated. The ability to continue to use *kamakani.net* has been secured with renewal in 2019. The web site is a secure (https) website.

NEW BUSINESS:

Secretary Appointment

Motion: *To appoint Nina Hart as Secretary of the Board of Directors. (Travers/Doolin)*

CARRIED unanimously.

DATE OF NEXT MEETING:

The next Board Meeting is scheduled for Thursday, June 22, 2017 at 2:00 p.m. (HST)

RECESS TO EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 3:48 p.m. (Hart)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 5:00 p.m.

Respectfully submitted,
Enza Froio
Aloha Office Services
Transcriptionist*

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