

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, March 13, 2014**

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

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

OWNERS PRESENT: Ken Doolin and Marilyn Hoover, 30-202; Mary J. Wilson,
28-201; Scott Jepson, 22-201; Max Parrott, 32-103.

CALL TO ORDER:

The Board of Directors Meeting was called to order at 6:15 p.m.

MEETING RULES:

The meeting rules were reviewed as included in the meeting packet.

CERTIFICATION OF MEETING NOTICE:

Notice of this Meeting was sent via email to all Directors and posted on property on
March 7, 2014.

APPROVAL OF PREVIOUS MEETING MINUTES:

The Board minutes of October 23, 2013 were presented for approval.

Motion: *To approve the Board of Directors meeting minutes dated
October 23, 2013, as corrected. (Chaikin/Madaya)*

CARRIED unanimously.

The minutes of the 2014 Annual Owner's Meeting were presented for approval.

Motion: *To approve the Annual Owners Meeting minutes dated
February 8, 2014, as presented. (Chaikin/Madaya)*

CARRIED unanimously.

The Annual Owners Meeting minutes will be posted on the website for owners' review.

PRESIDENT'S REPORT:

President Madaya presented his report. K & K Services has been hired as the new
landscaping contractor for the Association and will replace He-Man Landscaping,
effective March 21, 2014. Owners are asked for their patience while the new landscapers
begin to clean up the property.

TREASURER'S REPORT:

Treasurer Sullivan reported on the January 2014/Year-to-date financials as follows:

- Reserves, \$179,472
- Petty Cash, \$500

- Operating Account, \$58,232.90
- Security Deposits, \$2,564
- Total Funds, \$235,641

SITE MANAGER'S REPORT:

Site Manager, Ryan Tefft presented his report. He continues to work with He-Man Landscaping to complete some of the projects before the end of their employment with the Association. K & K Services will take over the cleaning from S&A Services, as well as the landscaping for the Association.

OLD BUSINESS:

Solar and Vent Work

The solar and vent work is complete; details of the completed project have been emailed to all owners.

Security

The Board tasked Resident Manager Tefft to further investigate security company options and pricing of security cameras; and to provide a comprehensive proposal to the Board for review. This item was tabled to the next Board meeting.

NEW BUSINESS:

Fine Appeal-Michael Oleksa

President Madaya explained that five (5) Board members must be present in order for the Board to discuss the fine appeal by Mr. Oleksa. At this meeting, four (4) Board members only are present. Further, President Madaya and Mr. Chaikin are repealed from voting. This item is tabled.

24-202 Sun Shade Request

The Board tasked Resident Manager Tefft to obtain information with regards to the method of mounting the sun shade and ensuring that the sun shade is an Association pre-approved sun shade. The Board will make a decision with regard to the request once such information is obtained.

Electrical Reimbursement

Motion: *To approve the amount of \$3,380 for the 2013 electrical reimbursement for the lighting of the center stairs.
(Madaya/Sullivan)*

CARRIED unanimously.

Major Repair/Replacement Projects for 2014

President Madaya reported that the following projects are being considered for 2014:

- Re-plaster spa.
- Parking re-stripe.
- Pool deck repairs.

- Parking lot lights.
- Obtain quotes to secure pool gates.
- Parking lot slurry seal.

The timeline of the projects will be determined at a later date; owners will be informed of the commencement of the project(s).

Fitness Equipment

Resident Manager Tefft reported that one (1) new treadmill with a five (5) year warranty and one (1) new recumbent bike with a three (3) year warranty have been ordered for the fitness center. The estimated date of delivery date is April 17, 2014.

OWNER'S FORUM:

- Parrott, Unit 32-103, indicated concern regarding the aesthetics of the air conditioning conduit at Building 34. Resident Manager Tefft will further investigate the area and determine a solution.
- Parrott, Unit 32-103, reported that an owner and/or renter may be operating an inappropriate business out of their unit. The Board will obtain the unit number and discuss the issue with the owner and/or renter for further clarification and a resolution.
- An owner indicated concern regarding the display of parking passes. Resident Manager Tefft is actively monitoring expired parking passes on property.

RECESS TO EXECUTIVE SESSION:

The meeting was recessed to Executive Session to discuss legal matters at 7:27 p.m.

NEXT MEETING DATES:

Upcoming dates Board of Directors meetings are posted on the owners' website.

ADJOURNMENT:

The meeting was adjourned at _____p.m.

Respectfully submitted,

Yatta Johnson

Aloha Office Services

Recording Secretary

Approved for distribution by the Board of Directors.