

**ASSOCIATION OF APARTMENT OWNERS OF  
KAI MAKANI BEACH VILLAS  
BOARD OF DIRECTORS MEETING  
Thursday, December 18, 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, Massey Cashen both with Hawaiiana Management Executives.

**CALL TO ORDER:**

The Board of Directors Meeting was called to order at 6:08 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 December 10, 2014.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

The Board of Directors meeting of October 23, 2014 were presented for approval.

**Motion:** *To approve the Board of Directors meeting minutes dated October 23, 2014, as presented. (Chaikin/Sullivan)*

**CARRIED** unanimously.

### **PRESIDENT'S REPORT:**

President Madaya re-iterated that it is not possible for an owner to have more than two (2) parking stalls on property; however the Board agreed that if an owner found another owner who had two (2) parking stalls but was only using one (1), the use of the unused parking stall would be allowed by the "asker" the owner asking, as long as the "askee" is willing to forgo their unused parking stall. Both owner(s) need to be properly registered with the office.

### **TREASURER'S REPORT:**

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

- Reserves Account, \$155,590.59
- Petty Cash, \$500
- Operating Account, \$26,583.82
- Security Deposits, \$2,564
- Total Funds, \$180,110.41

The finances of the Association are in good standing.

### **SITE MANAGER'S REPORT:**

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

- The entries have been power washed.
- Fifty sections of fencing has been fixed with L-brackets.
- The parking lot light fixtures need to be replaced. The Board will further review the options provided in the meeting packet.
- The car wash enclosure was temporarily fixed. Mr. Tefft will permanently fix the issue upon his return.
- A French drain has been added to the foot wash.
- The pool is running back on saline.

### **OLD BUSINESS:**

#### **Parking Lot Lighting**

The Board agreed to further research the issue to obtain more options and information in relation to the issue.

### **NEW BUSINESS:**

#### **2015 Reserve Study**

The reserve study report was received after the 2015 Budget was completed. The reserve study is available upon request, to any owner(s). The Board will review the reserve study and will use it as a tool for the 2016 budget.

#### Remodel 24-201

The unit owner(s) would like to remove and replace the current tile on the lanai. The Board has requested that the owner present and actual sample of the tile for the Board to inspect prior to installation.

**Motion:**        *To approve the tiling provided that we get a sample of the tile. (Madaya/Chaikin)*

**CARRIED** unanimously.

The Board agreed to allow the remodel as outlined in their alteration notification pending the Board's inspection of the tile. Mr. Fontaine will advise the owner(s) to leave a sample of the tile inside the office.

#### Remodel 40-101

Unit owner(s) presented a detailed plan of the scope of work, *as presented in the meeting packet*. The owner(s) would like to install a pantry in the dead space closet area.

**Motion:**        *To approve the remodel of unit 40-101. (Madaya/Chaikin)*

**CARRIED** unanimously.

#### Remodel 14-103

Unit owner(s) presented a detailed plan of the scope of work, *as presented in the meeting packet*.

**Motion:**        *To approve the remodel of unit 14-103. (Madaya/Chaikin)*

**CARRIED** unanimously.

#### 10-101 Screen Door Review

The Board reviewed the screen door presented by the owner(s); *as pictured in the meeting packet*.

**Motion:**        *To approve the screen door in review, as presented, for unit 10-101.  
(Madaya/Chaikin)*

**CARRIED** unanimously.

#### EV Charging

The Board reviewed the requesting owners' options, as presented to the Board, *options were provided in the meeting packet for review*. Mr. Fontaine confirmed that the Association's insurance agent will not cover any possible liability that may occur due to the use of charging a vehicle with the use of an extension cord. The Board concluded that if an extension cord is used to charge the vehicle the owner(s) will be in violation and will be fined. The Lipoa Center and the Elleair Golf Course are a few of the several locations that offer charging stations.

Mr. George Fontaine commented that an independent company/third party vendor, can come out to the property and install their charging equipment at no cost to the owner/Association. Mr. Fontaine further commented that a contract is signed by the owner(s)/Association Board and a commission is offered to the owner(s)/Association for all of the sales generated off of the installed charging system.

The Board agreed to have Mr. Fontaine further research the feasibility of adding a metered charging station to the property.

**OWNER'S FORUM:**

**16-101**- Asked for clarification of the procedure to run for the Board of Directors.

A letter was disbursed to all owners outlining the correct nominating procedures for the Board of Directors.

**NEXT MEETING DATE:**

The Annual Owners' meeting is scheduled for Saturday, February 7, 2015. The next Board meeting will be set by the new Board at the Organizational meeting immediately following the Annual Owners' meeting.

**RECESS TO EXECUTIVE SESSION:**

The meeting was recessed to Executive Session to discuss legal matters at 7:00 p.m.

**ADJOURNMENT:**

The meeting was adjourned at 7:30\_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.