

**ASSOCIATION OF APARTMENT OWNERS OF  
KAI MAKANI BEACH VILLAS  
BOARD OF DIRECTORS MEETING  
Thursday, October 15, 2015**

**DIRECTORS PRESENT:** Jerry Sullivan, President; Rod Kessler, Treasurer; Donald Chaikin, Secretary; Ken Doolin, Director.

**OWNERS PRESENT:** Alex and Joan Cuevos, 24-201; Marilyn Doolin, 30-202; Laurie Calder and Doug Callihan, 42-103; Nina Hart, 10-202; Marilyn Hoover, 30-202.

**OTHERS PRESENT:** Penny Munroe, Hawaiiana Management Executive; Doug Lefler, Interim Director, Hawaiiana Management Co.; Ryan Tefft, Site Manager.

**CALL TO ORDER:**

The Board of Directors Meeting was called to order at 4:06 p.m.

**MEETING NOTICE:**

Proof of Meeting notice was posted per the statutes on October 1, 2015.

**OWNERS FORUM:**

No comments from owners present.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

**Motion:** *To approve the Board of Directors meeting minutes dated August 27, 2015, as presented. (Chaikin / Doolin)*

**CARRIED** unanimously.

**RATIFY PREVIOUS BOARD ACTIONS:**

**Motion:** *To approve the removal of Traveler Palms at a cost not to exceed \$900. (Chaikin / Doolin)*

**CARRIED** unanimously.

**PRESIDENT'S REPORT:**

President Sullivan had no report

**TREASURER'S REPORT:**

Treasurer Kessler had no report

**SITE MANAGER'S REPORT:**

Site Manager had no report.

**OLD BUSINESS:**

**Fitness Center and Office AC Proposal:**

**Motion:**      *To accept the revised proposal from Joe Montiero for \$6,600.00.  
(Chaikin/Kessler)*

**CARRIED** unanimously.

**Draft House Rules:**

Table discussion until entire Board has reviewed the document.

**Storage Building Roofs**

Mr. Tefft will provide the two (2) estimates calling out composition tiles for Board to review alongside the proposals received calling out tile shingle materials.

**NEW BUSINESS:**

**2016 Operating and Reserve Budget:**

Table until the Board has an opportunity to review recent changes.

**Recreation / Office Building Photovoltaic 3 Line Drawing:**

Table discussion to a future meeting.

**DATE OF NEXT MEETING:**

The next Board of Directors Meeting is scheduled for October 30, 2015.

**RECESS TO EXECUTIVE SESSION:**

The meeting was recessed to Executive Session at 4:44 p.m. to discuss legal matters and any other contract negotiations that may be required. The open session of the meeting was reconvened at 6:07 p.m.

**RESULTS OF EXECUTIVE SESSION:**

No actions taken.

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned at 6:08 p.m.

Respectfully submitted,

Penelope D Munroe  
Recording Secretary