

Approved

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI
ANNUAL MEETING
SATURDAY, FEBRUARY 4, 2017**

DETERMINATION OF QUORUM

The By-laws of the Association of Apartment Owners of Kai Makani Beach Villas specify that a quorum exists when one-half of Homeowners are present, in person or by proxy, at any meeting of the Owners, shall constitute a quorum. *Owners comprising 75.74% are present in person or represented by proxy, thus constituting a quorum.*

CALL TO ORDER

President Kessler called the Annual Meeting of the Association of Apartment Owners of Kai Makani to order on Saturday, February 4, 2017 at 10:00 a.m., Hawaii Standard Time on property.

PROOF OF NOTICE OF MEETING

A notice of this Annual Meeting was sent to all owners of record on January 5, 2017. A copy of these notices and the Certificate of Mailing will be made a part of the Annual Meeting file.

ROLL CALL

Board members present: Rod Kessler, President; Ken Doolin, Treasurer; Ken Travers, Secretary; Donald Chaikin, Director; Nina Hart, Director.

Others present: Ryan Tefft, Site Manager; Janice Eisler (Management Executive), Jan Anae and Sonnie Smith, Tally Clerks, Hawaiiana Management Company; Rachel Hastilow, Recording Secretary, Aloha Office Services.

Owners present: Registered with Hawaiiana Management Company.

CONDUCT OF MEETING

Robert's Rules of Order, Newly Revised, will be the governing authority for this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statute 514B. Hearing no objection, the meeting rules are adopted, as provided.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

The minutes of the 2016 Annual Meeting have been approved by the Board of Directors as to form and content and are included in the owners' packets. Hearing no objection, the reading of the minutes is waived.

Motion: *To approve the minutes of the 2016 Kai Makani Beach Villas Annual Meeting, as presented.
(Kessler, DIOL/Couch, N102)*

CARRIED unanimously.

Approved

Association of Apartment Owners of
Kai Makani - Annual Meeting
February 4, 2017
Page 2 of 3

Hearing no objection, the Board is authorized to approve as to form and content the minutes of this 2016 Annual Meeting.

TREASURER'S REPORT

Treasurer Doolin presented his report and highlighted the following:

The auditor's report from Daniel J. Sullivan dated December 31, 2016 is included in the meeting packet.

The total cash balance as of December 31, 2016 is \$512,350.00.

All financial information is included in the meeting packet.

PRESIDENT'S REPORT

President Kessler presented his report. The goal of the Board is to maintain the value of the property and to have an enjoyable community. He encouraged owners to ask the Board any questions and/or present any concerns. The Board aims to be transparent with the ownership, with the exception of certain legal information.

Projects related to roofs and doors are being researched. The Board is negotiating with the builder of the property as well as seeking legal counsel.

Various challenges lie ahead, including a major pool renovation that is scheduled to take place at the end of May or early June. The exact date will be made known as soon as available.

AUDITOR'S REPORT

Daniel Sullivan, CPA, has audited the books for the accounting year ending December 31, 2016. A copy of the audit is included in the owners' meeting packet.

ELECTION OF DIRECTORS

Section 2 of Article IV of the project Bylaws specifies that the affairs of the Association shall be governed by a Board of Directors composed of five (5) persons, each of whom shall be an owner of record. There are three (3) vacancies on the Board, each for a two (2) year term.

Remaining on the Board are Ken Doolin and Ken Travers. Nina Hart, Rod Kessler and Donald Chaikin expressed an interest in being candidates for re-election. Douglas Callihan has presented a candidate statement and his name is printed on the ballot.

President Kessler called for further nominations from the floor.

Motion: *To close the nominations. (Couch, N102)*

CARRIED unanimously.

The nominees were given an opportunity to speak to the owners present regarding their interest in serving on the Board of Directors.

Approved

Association of Apartment Owners of
Kai Makani - Annual Meeting
February 4, 2017
Page 3 of 3

INSPECTORS OF ELECTION

Don Couch, N102, and Terrence O'Brien, H201, were appointed to serve as Inspectors of the Election.

Election of Director(s) shall be by cumulative voting and by secret ballot.

The meeting recessed for voting purposes at 10:28 a.m. and reconvened at 10:54 a.m.

NEW BUSINESS

Resolution of Assessments

RESOLVED, by the Association of Kai Makani Beach Villas, that the amount by which members ' assessment in 2017 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against the 2018 Operating expenses.

Hearing no objection, the resolution is adopted.

ELECTION RESULTS

There was a voting quorum of 73.15%. The Election results were announced as follows:

Douglas Callihan	65.07%	<i>two-year term</i>
Rod R. Kessler	59.29%	<i>two-year term</i>
Nina Hart	56.58%	<i>two-year term</i>
Donald Chaikin	28.41%	

NEXT ANNUAL MEETING DATE

Hearing no objection, the next Annual Meeting will be held on Saturday, February 3, 2018.

ADJOURNMENT

Motion: *To adjourn the meeting at 10:58 a.m.
(Doolin, M202/Callihan, SI 03)*

CARRIED unanimously.

Respectfully submitted,

Rachel Hastilow
Aloha Office Services
Recording Secretary