

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING**

Thursday, August 11, 2016

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

OTHERS PRESENT: Doug Lefler, Management Executive, Hawaiiana Management; Ryan Tefft, Site Manager.

OWNERS PRESENT: Bob Harris, 42-202; Marilyn Hoover, 30-202; Douglas Callihan, 42-103; Gordon Baldwin, 40-202; Peggy and Garry Williams, 44-201; Martha Council, 46-101; Mark Kolesar, 32-203; Leonela Santiago, 38-203.

CALL TO ORDER:

President Kessler 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 August 1, 2016.

APPROVAL OF PREVIOUS MEETING MINUTES:

Approval of the minutes dated April 28, 2016 was deferred.

The minutes dated June 2, 2016 were presented for approval.

Motion: *To approve the minutes dated June 2, 2016 as presented.
(Travers/Doolin)*

CARRIED unanimously.

TREASURER'S REPORT:

The financials for the period ending June 30, 2016 were reviewed as follows:

- Petty cash (\$500) and Operations in Checking (\$47,380.95) for a Total of \$47,880.95
- Total Reserves: \$313,819.78
- Total available Cash and Deposits: \$359,656.73

SITE MANAGER'S REPORT:

Site Manager Ryan Tefft noted that projects will be discussed under Old Business.

OLD BUSINESS:

Painting Quotes

The Board reviewed quotes received thus far and agreed to table this item in order to obtain further information. Mr. Tefft will verify for how long each bid is valid.

Defibrillator

Mr. Doolin will provide details regarding the model and cost of the preferred defibrillator at the next meeting in order for the Board to proceed with a purchase.

Parking Lot Lights Project Status

There has been a major delay in this project. The Board discussed dissatisfaction in communications with the current vendor Towne & Country Electric. Mr. Tefft stated the owner of Towne & Country Electric is currently in the hospital.

Motion: *To cancel the order with the current light vendor and to pursue an alternate vendor. (Chaikin/Kessler)*

Amended Motion: *To allow the current vendor 10 days to commence installation and project completion within 30 days; otherwise the contract will be cancelled. (Chaikin/Kessler)*

CARRIED unanimously.

The Board will request legal counsel to write and send the letter to Towne & Country Electric accordingly. The Board further agreed to begin preliminary research on an alternate vendor.

Status of Stairway and Building Lights

This item was tabled for further research.

Maintenance Project Schedule

This item has been completed.

Kayak Rack Layout Plan

Mr. Doolin stated that the plan is in progress.

Triple S Window/Frame Replacement Status

Mr. Tefft stated that Triple S has indicated that the matter is being addressed.

Gate Lock Proposals

Mr. Tefft reported receipt of two (2) bids; and a third bid is forthcoming.

Owner Donation of Weight Set

The Board acknowledged Mimi for her donation.

Bike Rack Status

One (1) week remains before unregistered bikes will be removed. Mr. Travers will send a final reminder.

Special Assessment

Motion: *To suspend the assessment immediately. (Chaikin/)*

Motion **FAILED**.

The Board agreed to further discuss this item at the Budget Workshop on September 15, 2016. A detailed summary of the amount collected v. spent will be provided.

Limited Common Element

Mr. Chaikin stated that the Declaration and Bylaws are conflicting with regard to limited common element.

Motion: *To send a written consent ballot vote to the ownership to change the condominium documents that all limited common elements are the responsibility of the individual owner versus the Association. (Chaikin)*

R. Kessler – opposed; K. Doolin – opposed; K. Travers – opposed;
Motion **FAILED** by a vote 1 in favor; 3 opposed.

The Board agreed that such a motion should follow a better understanding of the assessment.

Alteration Request Unit 40-101

Motion: *To approve the alteration request for Unit 40-101. (Travers)*

CARRIED unanimously.

There was a discussion on how to expedite approval of requests. Mr. Lefler suggested establishing a Design Review Committee (DRC) and to empower the DRC to approve requests subject to the Board's ratification. Mr. Lefler will provide further recommendations for the Board's review.

Status on Solar Panels Project

Mr. Tefft is awaiting a response from MECO.

Owner Communication

The Board reviewed and discussed the letter from Mr. Carlson. Of the four (4) owners who have deeded spots that are handicapped, one (1) owner has requested the AOAO to have the deed changed at its' expense. The AOAO does not have authority to change the deed. The owner has to contact the escrow company directly to change the deed. Mr. Travers will clarify with the attorney if the Board can offer support to owner in such a process.

OWNERS FORUM:

Motion: *To recess the meeting at 3:40 p.m. for Owners' Forum. (Kessler)*

CARRIED unanimously.

The Board of Directors Meeting was reconvened at 3:54 p.m.

NEW BUSINESS:

Board Vacancy

Motion: *To appoint Nina Hart to the Board of Directors to fill the vacancy until the Annual Meeting. (Travers)*

CARRIED unanimously.

New Business Agenda Items

The Board unanimously agreed to table New Business items to the next meeting.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for October 13, 2016.

RECESS TO EXECUTIVE SESSION:

The meeting was recessed to Executive Session at 3:58 p.m. to discuss legal matters. Regular session was resumed at 5:15 p.m.

RESULTS OF EXECUTIVE SESSION:

Motion: *To accept the bid from Hawaii Door & Window Screens in the amount of \$1,084 plus tax for a screen for the gym. (Chaikin)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 5:18 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.