

**ASSOCIATION OF APARTMENT OWNERS OF  
KAI MAKANI BEACH VILLAS  
BOARD OF DIRECTORS MEETING  
Thursday, September 11, 2014**

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

**OWNERS PRESENT:** Marilyn Hoover, 30-202; Maria J and Darrell Wilson, 28-201; Max Parritt, 37-103; Rod Kessler, 16-101; Curt Scott, 43-203; Joy Brann, 18-201.

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

**CALL TO ORDER:**

The Board of Directors Meeting was called to order at 6:04 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 September 6, 2014.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

**Motion:** *To approve the Board of Directors meeting minutes dated June 12, 2014, as presented. (Chaikin/)*

**CARRIED** unanimously.

**PRESIDENT'S REPORT:**

President Madaya presented his report. He highlighted the following items:

- The Site Manager's report outlines details of completed and ongoing projects on property.
- The newsletter has been distributed to all owners.
- A detailed letter outlining the legal decision concluded by the Board will be distributed to the owners. Per the Association's attorney, the issues regarding the drainage, vents, sounds and hot water tanks should no longer be pursued.

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

Treasurer Sullivan reported on the July 31, 2014/Year-to-date financials as follows:

- Reserves Account, \$190,182.88
- Petty Cash, \$500
- Operating Account, \$15,691.97
- Security Deposits, \$1,314
- Total Funds, \$205,060.85

The finances of the Association are in good standing.

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

Site Manager Ryan Tefft presented his report, *as attached to these minutes*. He highlighted ongoing/upcoming projects including the parking lot slurry and parking lot lighting.

### **OLD BUSINESS:**

#### **Tenting of Buildings Storage Units**

**Motion:**      *To move forward with the termite tenting of all three (3) buildings storage units, at a cost of \$2,378 plus tax. (Madaya/Doolin)*

**CARRIED** unanimously.

**Motion:**      *That the cost of the termite tenting of the storage units be divided equally amongst the owners on record that have storage units; and, that each owner be individually assessed by equal shares and not by the ratio of ownership of condo, as each storage unit is the same size. (Chaikin/Sullivan)*

**CARRIED** unanimously.

#### **Parking Lot Lighting**

The Board concluded to table the issue in order to further research options.

### **NEW BUSINESS:**

#### **Reserve Study**

**Motion:**      *To obtain an outside Reserve Study for Kai Makani Beach Villas. (Madaya/Sullivan)*

Motion **CARRIED**.

In Favor: Sullivan, Doolin, Madaya

Opposed: Chaikin

**Motion:** *To accept the proposal from Association Reserves to complete an updated Reserve Study inclusive of a site visit for the amount of \$2,880. (Madaya/Doolin)*

**CARRIED** unanimously.

#### Affidavit for Owners List

A generic affidavit was completed by the owners and forwarded to the Board; however, the Board requested that the owners, for their request to be considered, complete the affidavit drafted by Kai Makani Beach Villas. Property Manager, George Fontaine will distribute the correct affidavit to the owners requesting the owners' list.

#### New FEMA Flood Maps

The proposed changes do not cover Kai Makani Beach Villas. The Board will keep the owners abreast of any changes.

#### Videos Cameras

President Madaya reported that the security cameras will record the storage unit areas and the gate only. The Association's attorney confirmed that the cameras cannot face nor point at any owner unit(s), or inside of any storage unit(s).

**Motion:** *To purchase and install the video cameras in and around the storage units only at a cost of \$1,600. (Madaya/Doolin)*

Motion **CARRIED**.

In Favor: Madaya, Chaikin, Doolin

Opposed: Sullivan

The cameras have been purchased and Mr. Doolin will install the cameras at the designated areas as discussed.

#### Door Replacement Project

Site Manager Tefft discussed potential replacement doors for the Site Manager's office and the gym; information was distributed to the Board for review. The Board requested additional information regarding installation costs prior to making a decision via email.

#### Construction Plans/Remodel for Unit 26-102

**Motion:** *To approve the construction plans for Unit 26-102. (Madaya/Chaikin)*

**CARRIED** unanimously.

**RECESS TO EXECUTIVE SESSION:**

The meeting was recessed to Executive Session to discuss legal matters at 7:15 p.m.

**ADJOURNMENT:**

The meeting was adjourned at \_\_\_\_\_p.m.

Respectfully submitted,

Yatta Johnson

*Aloha Office 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.