

**ASSOCIATION OF APARTMENT OWNERS OF
KAI MAKANI BEACH VILLAS
BOARD OF DIRECTORS MEETING
Thursday, March 2, 2017**

DIRECTORS PRESENT: Rod Kessler, President; Ken Travers, Secretary; Ken Doolin, Treasurer; Nina Hart, Douglas Callihan, Directors.

OTHERS PRESENT: Janice Eisler, Hawaiiana Management; Ryan Tefft, Site Manager.

OWNERS PRESENT: Bob Harris, 42-202; Mrs. Doolin.

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.

RATIFICATION OF PRIOR BOARD ACTIONS:

Motion:

To ratify the following Board actions:

- 1. Approval of membership to Community Council of Maui for \$50.00.*
- 2. Approval to hire an electrician to replace three (3) lights at the pool area and the front sign.*
- 3. Approval to purchase a pool heater at a cost of \$6,700.*

(Travers/)

CARRIED unanimously.

APPROVAL OF PREVIOUS MEETING MINUTES:

Motion:

To approve the minutes dated January 12, 2017, as presented. (Hart/)

CARRIED unanimously.

PRESIDENT'S REPORT:

President Kessler reported that there are many upcoming projects in which the Board will be involved. The Annual Meeting was a good showing of involvement from owners. He encourages communication from Board members, owners and management.

TREASURER'S REPORT:

Mr. Doolin reviewed the Association's financials for the period ending January 31, 2017 as follows:

- Total Operating Cash: \$50,602.84
- Total Reserves: \$472,401.05
- Restricted cash/Security deposits, \$2,044
- Net available Cash and Deposits: \$520,959

SITE MANAGER'S REPORT:

Mr. Tefft reviewed his written report as provided to the Board of Directors. Items covered were as follows: Non-slip flooring – restrooms; Parking Lot Lights; Stairwell Lights; Front Lanai Lights; Pool Renovation; AED/defibrillator status; Pool Gate Locks; Replacement of Property Foliage; Status of Drip Irrigation System; Status of Bird Blocks; Pigeon Removal and Deterrents; Pool Fobs; Pool – New Equipment/Resurfacing.

- Per the suggestion of Mr. Travers, the Board agreed that Mr. Tefft will send an email to the owners and tenants regarding any activity, including meeting notices, that he also posts on the buildings.
- The parking lot lights project was discussed. In November 2016, Mr. Tefft began requesting alternate bids from vendors, including Lightning Electric and Electrical Solutions, however neither have been responsive.

Motion: *To accept the proposal from Read Lighting for the parking lot lights. (Travers/Hart)*

CARRIED unanimously.

- The defibrillator will be kept in the office.

Motion: *To arrange a training class for use of the defibrillator. (Kessler/)*

CARRIED unanimously.

- Pool gate locks and gate FOBS (installed and system working well).

Motion: *To install gate closures on the remaining two (2) gates. (Kessler/)*

CARRIED unanimously.

- The Board reviewed the bids from two (2) companies for the pool renovation project. The Board agreed that there should be no lapse of time between closing the pool and re-opening in order to wait on the equipment arrival. The project is tentatively scheduled for mid-May/early June.

Motion: *To accept the bids from Pacific Pool Care for the equipment (\$38,243.53) and the plaster (\$36,733.45) for renovation of the pool area. (Travers/Callihan)*

CARRIED unanimously.

Motion: *To select the "Oceanic Blue" as the tile color for the pool. (Travers/)*

CARRIED unanimously.

OLD BUSINESS:

Kayak Rack Status

Mr. Doolin stated that the project is progressing well.

Disaster Preparedness Committee

Mr. Bob Harris reviewed the contents of the packet that will be displayed on all unit doors.

A notice will be sent to owners to explain that the reason for the back-of-the-property gate being open is for storm warnings.

Oceanic Time Warner Cable/Spectrum Cable Contract

Ms. Eisler will provide a copy of the contract for President Kessler's signature. The Board requested further clarification on pricing, particularly with regard to those owners who already have the upgraded package. The Board agreed to send an FAQ document to owners regarding the transition plan and dates for implementation of the upgrade.

Webmaster

Mr. Callihan stated that recent information has been added to the web site and the updating process will continue. An update will be provided at the May meeting.

Access to Owners Units for Armstrong Inspection

Mr. Travers stated that an email regarding this item was sent to owners yesterday and positive response has been received.

Cleaning of Gutters

Motion: *That Mr. Tefft obtains estimates from Hazmat personnel to clean out the gutters.
(Travers/)*

Motion **WITHDRAWN.**

Mr. Doolin volunteered to clean the gutters with the assistance of another individual. Mr. Callihan volunteered to assist with the project. President Kessler stated that the Board will reconsider hiring a contractor at any point that Mr. Doolin feels necessary.

NEW BUSINESS:

There is none.

DATE OF NEXT MEETING:

The next Board Meeting is scheduled for Thursday, April 20, 2017.

A Workshop is scheduled for March 15, 2017 at 5:00 p.m. to discuss policy reviews, House Rules, and Bylaws.

OWNERS' FORUM:

Owners present were allowed to ask questions and make comments.

RECESS TO EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 3:58 p.m. (Hart)*

CARRIED unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:00 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.