

KALANIKAI AOO

Board of Director's Meeting

DATE: January 27th, 2015

TIME: 9:34 a.m. Called to Order by Pres. Bruce Gainer

PLACE: POOLSIDE KALANIKAI:

MINUTES:

- Roll Call: Bruce Gainer, Teri Cremer, Jean Mallion, Maria Lopez-Fisher, Sheryl Weinstein

Others present: Bill & Edie Santos, Dick Seidl, Wilda James, Mike & Carol Souther, Bernice Barnett, John Snider.

Guest: David Nagy, Associate, Bruce Campbell, RM.

- Proof of Notice of Meeting/Established Quorum.
- Approval of October 28, 2014 meeting minutes. No corrections.

***Recap Email Votes:**

- 1 . O.K. landscaping costs for Puna Certified to clean, remove waste & plant bushes under carports: Approved
2. Purchase refrigerator for #207 rental unit. Approved.
3. Add cabinets to RM's office: Approved.
4. Purchase umbrella lights. Approved.(Note: Lights broke within 2 weeks & they were returned.)
5. Purchase new speed bumps for driveway. Approved.

***Treasurers report:**

Balance : Statement ending 11/30/14:Cash balance: \$18,186.82. AOO Reserves balance: \$158,065.25. Laundry account 12/24/14: \$844.64.

Hawaii First financial statement for 12/2014 not available yet.

***Bruce Campbell RM report:** (detailed list available upon request)

1. WiFi: Need new modems for office \$130/each. (Need (2) & we won't need to rent anymore from Oceanic.)
2. Dick Siedl volunteered his services to renovate office.
3. Feb. 8 walkways & buildings will be pressure washed. Notices to be sent out/posted.
4. Trees/foilage to be pruned/thinned out on-going project.
5. All propane out & dryer was sold for \$275.
6. Driplines continuing to be repaired.
7. Ongoing: new fire alarm system on Cabana's 2 & 3

New Business:

*Load balancing of solar energy production finally completed/working. 1st reading from HELCO coming up Jan 31st. We are close to equal production/usage of power at this time. AOA should be getting \$10-12,000 back from TGU for balance of power produced in last year.

*Carpentry: Soft-fit: Half way done & the workers reported Today to finish the job. Lift machine can only reach part of roofing, scaffolding will be erected to complete the job. Shoud be completed by the annual meeting. Concrete pylons need pressure washing & we will paint them ourselves. {"Champagne celebration when this project finally finished!!!"}
*Repair sidewalks in front of Cabanas bids \$8900, Tamarock masonry \$11,104; **Sunset Coastal Pools \$8960**. Proposed vote to accept SCV's bid by Bruce: 2nd by Maria. Unanimous vote.

*Drain & lights for swimming pool: 2 bids **Sunset Coastal View Pools \$17,860(including replastering of pool: \$17,860** Pools R Us: \$17,187.34 Estimate 3 weeks construction time. This work must be done to bring pool up to legal standards. Pool lights are required to remain on all night long- "no shadows." Motion by Maria to accept SCV Pools bid: 2nd Sheryl. Vote: Unanimous. Begin around April-May.

*Other Pool Issues:

1. Pool deck is settling & needs replacing.
2. Need for new fence around pool for safety/security reasons.

3. Need alternate walkway for “thorough fare” to reroute foot-traffic around the pool.

Bids by SVC Pools: Approximately \$57,000. Labor-intensive job-must be chipped out by hand. Separate emailing will be sent detailing this project. Adjustments in Reserve plan & juggling projects & we should NOT need to raise Association fees.

*Need designated area for smokers: Place near where propane tank was. Need to put butt-can, seating, shelter from rain/sun. Could erect gazebo type estimate not to exceed \$1000. Issues concerning discrimination against smokers will alleviate possible complications. Proposal: Bruce. Motion by Sheryl, 2nd by Maria. Passed unanimously.

*Speed bumps: Board voted to purchase 5 sets(10 total) of speed bumps. Motion by Bruce, 2nd by Maria. Placement in front of cabanas, by stairwells, Unanimous vote.

*Replace fire alarm panels by cabana 2& 3. Found panels online for much cheaper \$398.05 \$790 total \$1000 if Bruce C. Motion to purchase by Bruce: Teri 2nd. Vote unanimous.

*Landscaping: Board did tour of Kona Makai condos, Royal Kona Resort and Kalanikai complex. On Kalanikai grounds the BOD designated plants for removal & pruning, and where future plants are to be placed. Our Goal is to make Kalanikai look lush, tropical & clean. Maria & Bruce volunteered to do work in pool area. Also: In the future, House Rules need to be addressed where plants need changes. Maria is volunteering to be point person/ Landscaping committee chair & will come 2x week & follow-up on the work Puna employees are charged with. Initial clearing took place 1/14/15.

*2015 Insurance costs: Recommendation due to raise building costs about to \$1 million. { Elmer Jensen not available at this time to consult with} Price sounds steep. Representative will speak at annual mtg from Aloha Insurance regarding this issue & the mandatory H06 policies.

*No Trespassing signs: \$18 each approximately, we need at least 4. Rule in signing- need for information center (by front carports). Plus new 5 MPH sign.

Motion to purchase signs by Teri (not to exceed \$200) 2nd by Jean. Unanimous vote.

*Office Hours for RM: Set time for residents to contact RM. Sign on door will relate "RM OFF PREMISES" "RM ON PROPERTY PLEASE CALL". RM hours 7-7:30am and 1-2pm suggested.

*Completion dates for short term projects made last year by Board of Directors: Teri made new-revised list. Prioritization: Paint BBQ deck; replace burned out lights; replace Bldg B light fixture in stairwell; thorough condition assessment of Cabana buildings; railing replacement for Cabanas where it is missing; spall repair in concrete buildings where there is water damage; cabana sidewalk repair; paint Cabanas after wood damage is repaired; replace worn carpet on Cabana walkways; fresh water plumbing pipe from street to buildings needs assessment; & possible repair(hopefully need only internal repair); dry wall laundry room.

*Bike/Sporting Goods Storage Area under Cabana 1: Some gardening materials are stored there & old cabinets. More storage space will be available when these items are relocated. Release form statement must be signed for non-responsibility for any possible damages done to all equipment. Name Tags must accompany all equipment. Items without name labels will be discarded.

1. Hawaii First was bought out by "Associa Hawaii". Assignment with Client Consent must be signed. If we refuse, we would need new Association management company by April 1st. We will be under same contract & could be cancelled at any time within 60 days. Motion by Bruce to sign on with "Associate." Unanimous vote.

*David Nagy "Thanks for ballards donated."

***Owner's Forum:**

*Wilda J.: Will "Associate" be assigning our account to "Certified Management?" No- our account will continue be handled by current personnel as far as we've been informed.

*Carol S.: Bougainvillea too high on wall on Kuakini Hwy.? The purpose of the bougainvillea is to keep people from loitering on our wall. Goal is to keep it 8-12" above wall. Our new landscaping committee will personally be doing the pruning.

*Vote to approve minutes from Executive session Oct. 28th, vote unanimous.

Meeting Adjourned at 11:56am by Bruce Gainer.

Minutes prepared by Secretary Sheryl Weinstein.