

KALANIKAI AOO
Board of Director's Meeting

DATE: February 18, 2015

TIME: 9:00 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 (quorum)

Others present: Dick Seidl, Wilda James, Mike & Carol Souther, Bernice Barnett, Elmer Jensen, Bob Barrett, John Snider.

- Proof of Notice of Meeting/Established Quorum.
- Approval of January 28 2015 meeting minutes. No corrections. Approved.

***Recap Email Votes:**

1 . Pressure Washer purchase not to exceed \$400. Unanimous vote, ratified.

***Treasurers report:**

Balance : Statement ending :Cash balance: \$31,774.76. AOO Reserves balance: \$16,6019.87. Laundry account: Average \$335/month.

Hawaii First financial statement for 12/2014 available online.

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

1. Power washing done on cement buildings
2. Gates repaired to pool.
3. Cabanas will be washed in next couple weeks.
4. Sidewalks to cabanas to be pressure washed also.

Unfinished Business:

*We asked Puna Certified for estimates regarding the Irrigation system: New bid: (portion of property): \$17,000 payment plan> Lump sum: \$14,000.

Partial Repair/replacements: Not to exceed: \$2500 materials + labor: \$4200+ \$6700.(Association volunteers, etc. to complete remainder of work.) Puna will stand behind their work. Motions to replace by Teri: Sheryl 2nd. Vote: unanimous.

*Quote for tree pruning around solar panels, autograph tree, plumerias fronting lanais, big dead stump removal estimate + green waste removal: \$1320. Motion to accept bid: Maria, 2nd Sheryl. Vote: Unaminous. {Note: bid does not include removal of Traveler Palm by Cabana 2.}

New Business:

*Our management company Hawaii First will become AssociaHawaii April 1st, 2015. Our contract is at base rate of \$1000/month plus costs incurred per Xerox copies, mail outs, etc. This averages \$330 administrative fees= \$1330/month. They are offering new all inclusive rate of \$1300/2 years. We were charged \$200 for a "Reserve Review" & other misc. items which we never received or don't want which need monitoring if we choose itemized rate.

Contract details: (available by request from Pres. Bruce Gainer).

*Will change contract Section #3 to read "with authorization of the Board."

*Financial collections: We do not need them to do this. We have ADAC on board & they are doing a good job. They "may with Board approval."

*Section 6: We do not need them to require "maintenance."

*We need for them to set date for release of financial statement.

*Section 7: Our "official records" **must** include emails & voice mails. They destroy all hard copies once they are scanned into electronic copies.

B.: Agent will assist with annual meeting & record if needed.

No need to confer in "network changes."

*'Emergency contact system 24/7' not really needed(& would probably incur extra charges.)

Section 10: "No usage of 'Sub-contractors' of AssociaHawaii???"

Section 11: Not needed at all.

Section 12: Are principle records maintained here for auditing?

*Termination of contract: "Hope" that if we mutually terminate this would actually hold.

*No need Website provision(we have our own).

*Exhibit A: Additional services: Extra charge over 2 hours OR they need not be present for Saturday meetings(except annual meeting which there is no charge).{we do not need for them to be present for our regular board meetings.)
Pres. Bruce Gainer will make proposed changes to contract & make appt with Laura Kniffin next week.

***New Business:**

*Atlas Insurance/First Insurance offering to make estimate for Association. Elmer to check it out.

***Owner's Forum:**

Thanks to all the volunteers for all their work around the complex!!! =)

Motion by Teri to move executive session. 2nd by Maria.

Meeting adjourned by Bruce Gainer at 10:30am.

Minutes prepared by Secretary Sheryl Weinstein.