

# **KALANIKAI AOA**

## **Board of Director's Meeting**

Approved

DATE: April 30, 2015

TIME: 9:00 a.m. Called to Order by Pres. Bruce Gainer at 9:04a.m.

PLACE:

**MAILROOM KALANIKAI:**

### **MINUTES:**

- Roll Call: Jean Mallion, Maria Lopez-Fisher, Teri Cremer, Bruce Gainer, (quorum) with Sheryl Weinstein excused.  
Others present: Wilda James, Bernice Barnett, Bob Barrett, Dick Seidl.
- Proof of Notice of Meeting/Established Quorum.
- Announcement of Approval by Email vote of February 18, 2015 meeting minutes. Approved by unanimous email vote on April 3, 2015.

### **\*Ratification of Email Votes:**

Obtaining legal advice on bankruptcy. -Unanimous yes vote

Auditor contract approval. -Unanimous yes vote

Replacement of copper plumbing at cabanas. -Unanimous yes vote

Approval of Peter Montona laundry room quote. -Unanimous yes vote

Change order for removal of extra cement at cabanas by SCV pools.-Unanimous yes

Approval of extra spall work. Cost \$6,500 -Unanimous yes vote

Approval of dog at unit 315. Secretary Sheryl Weinstein did not vote. Bruce Gainer, Jean Mallion, Maria Lopez-Fisher and Teri Cremer voted yes –passed

Approval of cast iron reline at cabanas.-Unanimous yes vote

Approval of add on for SCV Pools –Unanimous yes vote

Approval of February 18 minutes.-Unanimous yes vote

Waiver of late fee for specific unit request. -Unanimous yes vote

Approval of paying President Bruce Gainer's travel costs for April 2015 trip. Cost \$844.00 for air fare, plus Room rental for 7 of the 16 days. -Unanimous yes vote

SCV pool project add-ons including replacement water line and protection bollard.-Unanimous yes vote

All email votes listed above ratified.

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- **Treasurer's Report.**

Treasurer Jean Mallion stated the most recent financials available from Hawaii First are dated February 28, 2015.

These financials show:

Cash Balance \$12,633.23

Reserve Balance \$184,042.27

President Bruce Gainer noted that the financials do not reflect all of the correct debits and receivables because of booking keeping errors and needed corrections. President Bruce has been in discussion with the various vendors and Hawaii First about needed corrections.

- **Unfinished Business.**

Maria Lopez-Fisher would like the investigation of unit 118 to be completed. The goal of the investigation is to allow the association to be able to rent the vacant unit to recapture unpaid fees. President Bruce Gainer will complete consultation with the Bankruptcy Attorney.

- **Project update and approval discussion**

Pool report by President Bruce Gainer. Good progress. Bruce Gainer also reported that we will save money by abandoning one water line. The plumber has rerouted the line as needed.

We are ready to pour a new walkway in front of the cabanas.

We do not have all of the cabana waste lines relined as of now. The contractor who is doing the work is delayed in returning to Kalanikai but will finish the job, but as late as this July. Because of the delay there will be pavers used on one

cabana walkway. They will be removed to allow relining when the contractor can return

The pool project is on schedule. Discussion of the pool plumbing and repair was held. Director Maria Lopez Fisher noted that the old pool deck was not level. The contractor is addressing and fixing this issue.

- **New Business:**

None

- **Owner's Forum**

Bernice thanked Bruce Gainer for his physical labor digging out plumbing pipes and shoveling sand.

Wilda James asked who the owners should call while we do not have a resident manager. She was told the owners can use the same number for now or call President Gainer. Our previous resident manager Bruce Campbell has agreed to continue to support emergencies and help any new manager with orientation.

- **Motion for Executive Session:**

**RM Hiring.**

- **Adjournment**

At 9:42 a.m.

BY THE CALL OF: PRESIDENT – Bruce Gainer

Sheryl Weinstein – Secretary - Minutes prepared by Bernice Barnett