

MINUTES

BOARD OF DIRECTOR'S MEETING

KALANIKAI AOO

Meeting minutes of the Board of Director's of Kalanikai AOO held on:

DATE: Friday, November 6, 2015

TIME: 5:35p.m.

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

- Roll Call. Maria Lopez, Jean, Bruce, Sheryl.

Owners present: Mary Snider #221, Richard Berger #310, Wilda James #110; Dick Seidl #111, Bernice Barnett #209 & S106; Elmer Jensen #307, Jay Rafferty #320, Edie Santos #102.

- Proof of Notice of Meeting/Established Quorum. Notice posted.

- Approval April 30, 2015 meeting minutes. Unanimous vote for approval.

- Ratification of Email Votes:

1. Pool tester kit. Withdrawn.
2. Sealing the pool deck.
3. Credit card for RM.
4. Completion of carpentry for all lower cabana 105, 106 108.
5. Outside activity disallowed for pool use.
6. Purchase of chainsaw.
7. Business cards for RM.
8. Credit applications for Island Pool & Costco.
9. Payment of expenses for Bruce Campbell to come over & work on WiFi system.
10. Purchase of sawzall & tools for RM.
11. Reimbursement of S106 snaking of line after relining of plumbing.

- Treasurer's Report.

Balance: Cash: \$21,152.06.

Reserve balance: \$112,746.00

Deposit from TGU: \$17,000

Resident Manager's Report:

Thanks for hiring him & the opportunity to work here. It's a nice place & glad to work here. Chuck started May 13th & doing lots of odds & end including painting the speed humps & revamping the irrigation. Many spray heads have been replaced with driplines, etc. He suggests adding some water lines in some areas. The RM Office is open at 8am. 12:30 & 3:30pm. Shop area is now a maintenance workroom & very organized for owners convenience if needed.

Chuck expressed the need to register visitors and new renters at Kalanikai.

Questions:

- 1.) Need for painting divots in driveway.
- 2.) Need for correct color paint on walls.
- 3.) Speed bump at top of driveway is loose.
- 4.)? Towel on top of solar collectors.

- Unfinished Business.

- Issues with 118 recovery of costs. Bankruptcy proceedings in progress. Legally we can't "do anything." We're looking to rent the property out eventually. This unit contributes to the \$1700 in bad debt budgeted for this year.
- Project Summary-What's left? "Big Stuff" is all completed, except building #3 doesn't have the cast-iron lines re-lining. Reline dump lines(waste water) out of cement buildings is still needed. Also—revamp irrigation system.
- Load balancing completion-results. \$17,000 check received from TGU. Since it's been such a hot summer we're spending \$15,000/month on electricity!!!

- New Business:

- Budget 2016-Initial review-task timeline-committee concept. Tuesday, Nov. 6th 9:00am by the pool, we're having a budget workshop if anyone is interested.
- Tree trimming bid approval. (following RM bid summaries). Bids from Mother Earth(\$950), Kelly's Tree Service(\$850) & Puna(\$1200). Mango, areca palms, coconut trees, etc. Maria moved to vote for mango tree trimming: Kelly's Sheryl 2nd. Unanimous vote in favor of Kelly's. Motion to hire Puna for \$50 per coconut tree pruning. Maria moved, Jean 2nd. Unanimous vote to approve. Traveler Palm \$650 bid Puna \$1650. Trees will be mulched & used on property. Maria move for vote for Kelly's to prune 2 Traveler palms by Maria 2nd by Bruce. Unanimous vote for approval. Areca palms bids: Mother Earth \$475, Mother Earth \$575, Puna \$312. Maria moved to trim arecas by Puna Sheryl 2nd. Unanimous vote.
- Suggestion to plant fruit trees. Suggest avocado, lime, citrus.
- Switch to Associa has been a budgetary nightmare & the BOD is working extra hard to figure the finances out without their help.
- Flood mapping revisions, our insurance, how much does it hurt? Complicated issue caused by FEMA regulations. Keahupoo flood area where Kalanikai is, none of the units at Kalanikai would be affected by one-foot flood rule. Our engineer agrees the geology here and the base elevation of the buildings do not qualify for flood zone. This year our flood insurance went from \$600 to \$900/month. Flood Insurance is \$12,000/year. We are hoping & working to have Kalanikai rezoned—which is about 2 years out.
- Parking space 68-Rent(Unit #118 in bankruptcy)? Hope to recoup "bad debt" monies. Maria will prepare proposal.
- Dog size limitations-how to deal with oversize and the house rule in the future. Also—do we need new House rule to control barking dogs?
- LED light bulbs: are on sale for \$2/bulb. Could we invest in bulbs & distribute via RM to residents.
- Document Printer in RM office-need replacement. Move by Sheryl to purchase \$99

printer at Office Max. 2nd by Maria. Unanimous vote for approval.

- Dengue Fever outbreak on Big Island—please educate & protect yourselves. If you see standing water or notice mosquitoes-please notify the RM.
- Regular Board Meeting scheduling: Proposed: First Friday of each month.
- Owner's Forum:
 - Kalanikai entrance sign is being remade & discussion.
 - If persons want to trade parking spaces—this must be done between Owners.
 - More trees will be planted to help shade areas exposed to intense southern exposure.
- Motion for Executive Session:
 - Personnel contract review/performance.
 - Delinquency review-Payment Plans.
- Adjournment @ 7:02pm.

BY THE CALL OF: PRESIDENT – Bruce Gainer

Sheryl Weinstein - Secretary

THIS NOTICE SHALL BE POSTED SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING OR SIMULTANEOUSLY WITH THE NOTICE TO THE DIRECTOR'S (HRS514B-125 (d)).