

**MINUTES  
OWNERS ANNUAL MEETING  
THE KALANIKAI ASSOCIATION**

**DATE:** February 27, 2016

**PLACE:** The Kalanikai – Poolside

**CALL TO ORDER:** President Bruce Gainer assumed the Chair and called the meeting to order at 9:08 A.M. HST. President Gainer introduced the Ownership, Board Members, Principal Community Manager, Beau Blackley (CM Blackley), and acting as admin Laurie Sokach SR. Community Manager with Associa Hawaii.

Final quorum count was announced later in the meeting as:  
50.46% in person  
25.1150% represented by proxy  
75.5800% total ownership represented

**PROOF OF NOTICE:** In accordance with the By-Laws, notice was sent to all owners of record on January 22, 2016.

**CONDUCT OF MEETING:** The meeting was conducted under the most recent edition of Robert's Rules of Order. Audio is available upon request.

**MINUTES:** The minutes of last year's 2015 Annual Meeting had already been approved by the Board in draft form, mailed to all the owners, made available on line at The Kalanikai website, and upon check-in as allowed for by state statute. Since there are no corrections the minutes are approved as written by the owners.

**REPORT OF OFFICERS:**

- **President's Report:** A verbal report was given.
- **Treasurer's Report:** A verbal report was given.
- **Auditor's Report:** The Auditor's report for the year ending in 2015 was not available at the time of the Annual Meeting but will be made available when complete.

**APPOINTMENT OF  
TELLERS:**

Unit 110 and 114 owners were appointed tellers for any ballot count at the meeting.

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**ELECTION OF DIRECTORS:**

Section 1 of Article III of the project By-laws specifies that the Board shall be composed of 5 persons, each of whom shall be an owner of an apartment in the project.



There are two available seats on the Board, both being for two year terms. The terms of Teri Cremer, and Jean Mallion are expiring. Roma Johnson and Mallion were nominated as well as Ed Gibbons.

Roma Johnson and Jean Mallion were elected.

**NEW BUSINESS:**

**Tax Resolution:** Be it resolved by the owners of the Association, that the amount by which each member's assessment in 2016 exceeds the total payments of the Association for maintenance, repairs and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular member assessments in the year 2017. There being no objection the resolution was adopted.

**ANNOUNCEMENTS:**

President Gainer announced the Owners' Forum would be held following adjournment.

**2017 ANNUAL MEETING:** TBD

**ADJOURNMENT:**

Chair Gainer thanked all of the owners for attending. As there was no further business to discuss and hearing no objections, the meeting adjourned at 11:05 A.M. HST.

Recorded by:

Beau Blackley, Community Manager  
Community Manager  
Associa Hawaii, for AOA The Kalanikai

Laurie Sokach SR. Community Manager acting as Admin.  
Associa Hawaii, for AOA The Kalanikai

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Board Approval