

BOARD OF DIRECTOR'S MEETING Minutes

KALANIKAI AOA

A regular meeting of the Board of Director's of Kalanikai AOA held on:

DATE: Tuesday, June 7th

TIME: 4:15pm

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

- Roll Call: Bruce Gainer via Skype, Maria Fisher Roma via teleconference call, Sheryl Weinstein, Jean Mallion
- Proof of Notice of Meeting/Establish Quorum. Notice given 6/3/16.
Present: Wilda James. Elmer Jensen, Ed Gibbons, Dick Siedl, Mary Snider
Chuck Williams, RM .
Approval of January 26th, 2016 meeting minutes. Motion by Maria, Roma 2nd. Unanimous approval.
- Ratification of Email Votes:
 - 1 (1/28/16) .Resolution on Morgan Stanley signatures. Unanimous Yes. Ratified.
 - 2 .(2/7/16) approval of Tamarock sidewalk bid-\$7700.Unanimous Yes. Ratified.
 - 3 .(2/12/16)Approval of sound meter. Unanimous Yes. Ratified.
 4. (2/14/16)Approval of irrigation project by Puna Certified. Bruce, Sheryl, Jean, Maria Yes. Roma No. Ratified.
 5. (2/20/16)Approval to pay Bruce Campbell travel expense for WiFi installation. Unanimous Yes. Ratified.
 6. (2/24/16) Insurance package approval. Ratified.
 7. 3/10 approval of safety markers for parking lot. Yes-Bruce, Jean, Maria, Sheryl. No-Roma. Ratified.
 8. (5/3/16) Coco trimming. Yes-Bruce,, Roma, Jean. No-Maria, Sheryl. Ratified.
 9. (5/1/16) Additional irrigation for north wall. Unanimous Yes. Ratified.
 10. (5/12/16) \$100 Birthday Bonus for RM. Unanimous Yes. Ratified.
- Treasurer's Report.
 - March 31, 2016: Operating Cash: \$69,401 Reserve: \$96,749.
 - April 30, 2016: Operating Cash: \$44,622. Reserve: \$97,845.
- Manager's Report.
 1. Power washing went well.
 2. 20 condos got LED light bulb replacements(8-10 bulbs each).
 3. Irrigation project completed.
 4. WiFi Project completed & working well. Repair of railing & light fixtures are in progress.
 5. Landscaping going well with Ron from Puna.

6. Condo 101 is in Escrow.

7. Condo 321 SOLD.

- Unfinished Business: (Nothing emergent at this time.)
- New Business:
- Paint for the Cabana buildings lowest bid is \$50,000. Cherry picker is needed to paint eaves & bid for this alone is \$30,000. Paint colors will match the cement buildings as closely as possible. Moved by Maria to paint the exposed pipes on cabana buildings to match the existing exterior & do "in-house." 2nd by Roma. Unanimous Yes. Total Cabana Painting Project will need to wait until 2017. Failing grout around pool needs to be repaired by Steve at Tamarock.
- Management Company Issues: Financials are mess. No monies are missing—just improperly accounted for. Payments to contractors & bills are not paid on time & are either incurring late fees. We've had 5 different account managers in less than one year. Phone calls & emails go unanswered. BOD is shopping for a new management company, & when decided upon, will require 60 days notice to sever contract. Another 60-90 days to transition all accounts to new company. Bruce & Maria will draft a response letter to Jon of Associa.

Motion for Executive Session: Motion for move to Executive session: 2nd by Maria at 5:29pm
Discussion of delinquencies & legal issues.

Owner's Forum:

- Ed Gibbons: Proposal to investigate more ways to save electric energy- i.e. insulation of ceilings, new clothes dryers & other energy efficient appliances. Most people are reluctant to change their bulbs out for LED bulbs—so AOA purchase bulbs for distribution. 20 units changed bulbs out so far. Bulbs should last about 8,000 hours up to 10 years. Maria & Ed to work together on this project. Suggested writing article/press release for newspapers about the solar project to boost Kalanikai reputation. Other suggestions are to start a Neighborhood Watch for property to protect from homeless/vagrant trespassing at night.
- Adjournment: Moved by Maria, 2nd by Sheryl.

BY THE CALL OF: PRESIDENT – Bruce Gainer adjourned at 5:31pm.

Sheryl Weinstein - Secretary