

BOARD OF DIRECTOR'S MEETING Minutes KALANIKAI AOA

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

DATE: Friday, October 21, 2016

TIME: 6:23pm

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

Roll Call: Present: President, Bruce Gainer, Vice President, Maria Lopez Fisher, Treasurer, Jean Mallion, and Director, Roma Johnson. Absent: Sheryl Weinstein, Secretary excused.

Proof of Notice of Meeting/Establish Quorum. Notice given 10/17/16.

Present: Bernice Barnett, Wilda James, Alice and Jerry Schack Chuck Williams, RM.

Approval of June 7, 2016 meeting minutes: Motion to approve by Roma, 2nd by Maria. Minutes approved by affirmative vote of the four board members present.

Ratification of Email Votes:

7/1 Email vote to approve or disapprove the renewal of our flood insurance policies for Kalanikai.

5 Yes votes Unanimous approval

7/30- Email vote to adjust our choice for the cabana walkway carpeting. Please choose from the colors sent out by Sheryl on 7/29. Carpet estimated cost \$1.08/sq.ft. Color choice is Earthy color.

5 votes, Yes: Bruce, Roma, Sheryl, Maria, Jean. Unanimous, Ratified

8/25- Email vote for yearly Fire extinguisher maintenance.

5 votes, Yes: Bruce, Roma, Sheryl, Maria, Jean. Unanimous, Ratified

8/26- Email vote to approve/disapprove the waiving of late fees, except for those units that are being handled by our collections agency under and established collection or payment plan, for the months to include June through September 2016

4 Yes, Abstention by Maria. Ratified

9/16- Email vote to approve purchase of electric weed eater and blower.

5 votes yes, Bruce, Roma, Sheryl, Maria, Jean. Ratified Unanimous.

10/10- Repair of steps-Bldg B email vote to approve Tamarack Masonry's proposal for the stair repair in Bldg. B. Yes, Bruce, Roma, Maria, Sheryl, Jean. Ratified Unanimous.

Treasurer's Report:

No report as there is no current accurate financials. The transition between management companies is ongoing. The board is currently working on the financials and budget.

Manager's Report:

Cabana Building Carpet has been ordered earth color as voted for by the board. It will be approximately \$3,000.00. The carpet will be installed by RM.

The Water Main break has been repaired. The rock wall in front of the cabana building had to be partly removed. It was also repaired. The cost was \$2266. This cost also included the step repair on the cement building two.

The back flow preventer had to be repaired. The cost was cost \$2100.

Steps on Building 2 were cracked and have been repaired with anti skid It was included in cost of the water main break.

Tamarack will also finish the pillars under the car port. TGU will pay for the column refinishing. The associate will pay for the painting

Tree Trimming bids are in for coconut trees and the mango and Royal poinsettia trees. Kelly and Puna each provided bids. Each company will chip and leave the chips on site.

Puna's bid included: Mango trimming at \$750, Plumaria and other two trees at \$350, Royal Poinsettia at \$350, Coconut trees at \$45 each. Total bid of \$1950.

Kelly's bid included: Mango trimming at \$650, Coconut trees at \$450 Palm Loulu trees \$45 per tree total bid \$2,057

Motion by Maria to accept Puna's bid, to include chipping with chips left on site. The motion was seconded by Roma. The board present voted to accept Puna's bid unanimously.

Parking space 3 will be up for rental by the association as the tenant is moving out.

There have been three different landscapers at Kalanikai in the last 3 months. The current landscaper seems to be doing a good job. He appears to work hard and take direction.

The battery operated weed eater is here. The electric blower is on its way. It should be here in the next week or so.

The pool locks will be installed. Cost \$1784 total cost Board previously voted to install the locks.

The walkway power washing on the cement building will be completed prior to Thanksgiving.

The LED lights which have been offered to owners have been installed between 30 and 40% of condos.

Old Business:

Status of the management company transition. Touchstone has not been able to get the current financials from Associa. The association has paid for audit but we have not obtained a copy from Associa. President Bruce reported that his expectation is our accounting will not be accurate until February or March. Associa is being uncooperative or is incapable of transferring accurate and complete ledgers.

New Business:

Pruning (See Board vote under Mgrs Report)

Budget review must have another work session. Board will have the work session in about 10 days. Thursday 4: 30pm November 3, 2016 Pool side unless it is raining.

Owner's Forum:

Owners of a unit in the cement building would like to replace their entry way carpet at their own expense. There was discussion between the board and owners about changing the color to match the new carpet which will be installed on the second floor walkway at the cabanas. The board and the owners present approved of the idea. The proposal will be submitted to owners at the annual meeting. The cost of the carpet needed to replace 66 entry ways would be approximately \$1,100.00. The board suggested the association might pay for the carpet with the owners paying to have the carpet installed.

Owners requested that the cement buildings have power washing regularly scheduled. Another owner noted the walkways were filthy. The walkways were not being swept regularly, perhaps not at all.

An owner also noted the hand rails were not being wiped down. The spindles and bottom rail are also filthy and are developing pits. The owner suggested we get a group of owners to volunteer to clean and treat the spindles and bottom rail with oil of some kind. This would help delay the need for an expensive replacement. The RM suggested the association hire its own landscaper and use part of his/her time to clean. One owner suggested we might hire an independent contractor to handle specific cleaning tasks. One owner would like the RM to work on these assigned tasks.

President Bruce called for a motion for Executive Session: Vice President, Maria made a motion to go to Executive session. There was a 2nd by Bruce.

BY THE CALL OF: PRESIDENT – Bruce Gainer adjourned at 7:25 pm.

Sheryl Weinstein, Secretary excused Minutes by Bernice Barnett, acting recording secretary.