

**BOARD OF DIRECTORS' MEETING  
MINUTES  
KALANIKAI AOA**

DATE: Tuesday, January 30, 2018

TIME: 6:20 p.m.

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

- **Roll Call:** Bruce, Roma, Alice, Sheryl.
- **Proof of Notice of Meeting/Establish Quorum: Established.**
- Approval December 4, 2017 meeting minutes. Accepted.
- **Ratification of Email Votes:**
  - a. Concrete expense legal advice for parking spots legal designation. Ratified.
  - b. New chairs/chaise lounges for pool area. Ratified.
  - c. Replace printer for RM office. Ratified.
  - d. Approve plumbing expense split with owner for Unit S107. Ratified.
  
- **Treasurer's Report:** American Savings Slush Fund: \$3129.98. AOA: \$381,116.28, 41691,54 \$339,423.65.
- **Resident Manager's Report:**
  - New accounts with Ace Hardware & All Pool & Spa.
  - Concrete work on Bldg 2 ongoing.
  - Power washer needed repair. Washing to commence shortly.
  - Punch List plus Walk-through projects discussed with Puna Malcolm Saxby (re: gardening/landscaping)are in progress.
- **Unfinished Business.**
  - Update on Spectrum service: Several people still do not have their digital boxes.
  - Update on purchasing and laundry account usage
  - Cost estimate update for pipe reline of 4 inch mains: estimate: \$95,000
- **New Business:**
  - House Rule additions/amendments re: pool use/access. Alice & Bernice will work on the verbiage.
  - Cleaning-limited part-time labor. Employee would be 1099, pay \$18-20/hour for 8 hours. Motion Roma 2<sup>nd</sup> by Alice: Unanimous approval.
  - Create storage under Cement Buildings A & B: Pierre Degele made a plan to complete this project. Bid & request for volunteers forthcoming. New House Rules development in works for all storage areas. Items approved will include sporting goods i.e.: surf boards, umbrellas, SUP's, paddles. (Excluded items: NO FURNITURE, storage containers, clothing, etc.).
  - Annual Meeting Date-Feb 17, 2018:
  - Uniform dress for RM: Needs to be bright, chartreuse safety color for . Alice make

motion for 5 shirts with Kalanikai ; 2<sup>nd</sup> by Bruce: Vote unanimous.

- Unit 315 request(in escrow) request the Board to remove the fine imposed because of issues her Renter caused. Renter continued to cause disturbances which totals \$600. Motion to deny by Bruce, 2<sup>nd</sup> by Sheryl. Vote Unanimous denial of request to dismiss /&or lower fine.

- **Owner's Forum**

- a. Number for Units need to be replaced (I.e. #206).
- b. Blotches of colors need to be covered/repainted on Buildings around complex where wrong shades were painted over patches. HPM carries all the paint codes & Bernice is volunteering to paint.

c. Railings to be inspected & treated with light sanding & Rustoleum. Owners are encouraged to do this project themselves. The AOA will provide the paint--please ask Craig. Also, Pledge really works well to help protect & preserve

- railing paint.
- d. Complaint for too much noise from Kona Bay Estates (next door). Police will be called in the future.

- Motion for Executive Session: Moved by Sheryl, 2<sup>nd</sup> by Alice. Unanimous vote for A
  - Delinquency issues-Collection Decisions
- Adjournment: 7:13PM.

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)).**