

KALANIKAI AOA BOARD OF DIRECTORS' MEETING

DATE: Wednesday, March 28, 2018

TIME: 10:02 a.m.

PLACE: **MAILROOM** AT KALANIKAI

AGENDA:

- **Roll Call:** Bruce, Alice, Sheryl, Roma, Jessica.
- **Proof of Notice of Meeting/Established Quorum.**
- **Approval January 30, 2018 and Organizational meeting minutes.** Accepted as submitted. Two sets of Executive Meeting minutes: Accepted as submitted.
- **Ratification of Email Votes :**
 1. Souther grandchildren approval of gratis volunteer work. Ratified.
 2. Allow owner who was fined \$600 to make 3 payments Ratified.
 3. Approve draft minutes for 2018 Annual Meeting. (Minutes are now available online.)
Ratified.
- **Treasurer's Report:** Ending January 31, 2018:
 - A. Assets: \$371,311.18
 - B. Liabilities: \$42,165.82
 - C. Estimated Net Worth: \$329,145.36
 - D. American Savings slush fund: \$4,453.48
- **Resident Manager's Report:**
 - A. Chaise lounges & chairs from pool area have been replaced. Old/used ones for sale \$5 each.
 - B. Wanda is our new cleaning person for wiping railings, etc.
 - C. Storage room is cleaned-out & applications for bicycle storage available.
 - D. Mid-April security cameras will be placed strategically around the property. (Entry & both rubbish dump areas, pool & BBQ area.)
- **Unfinished Business.**
 - Pipe relining project in Cement Building is moving along ahead of schedule. The video shows large holes in terracotta & cast iron pipes. New leak found in 2" cast iron drainpipe in Cabana One cleaned & repaired. Videos of snake camera work/pipe reline progress are posted online.
 - Update on cleaning: limited part-time cleaner, Wanda, wipes hand rails, etc.
 - Update on storage areas under A and B buildings (includes rule development).
Project on-hold until we get a volunteer construction crew.
 - Update on security camera installs. Potential funding approval TBA via email vote.
 - Update on Bike room cleanup. Applications to use storage area available from RM.
 - New uniform shirts for Kalanikai employees will be available April 4th.

New Business:

- House Rule additions/amendments re: pool use/access. Vote to approve changes to Section J & I . Motion to approve changes by Roma 2nd by Alice. Unanimous vote approval.

Changes effected: (1)Administrative rules within House Rules: Bylaws Article V Section 3: Use of Project. (2)Article 4 section 5 Article ; (3)Article 5 Section 4.

(4)Section 6. Article 10: **“Violations of all bylaws are violations of House Rules.”**

Motion to adopt Alice 2nd Roma. Vote to approve: Unanimous.

- Bruce report on outdoor lighting with LED fixtures: Some dimming down of bright lights in front of bedroom windows is in progress. Experiments with new fixtures using 2 watt lumens works well. Jerry Schaak will help finish this project.
- Alice report on Kailua Village Association meeting: Very little public participation & people were told “basically we must live with situation” regarding the homeless/vagrants population residing in Kailua Village vs. Lack of police response/protection/intervention.

Solution: Please keep calling the community police when situations arise.**

PHONE: Sargent Roynen Valera: 326-4646 ext. 259.

- Review and approval of Project/Task Work Plan for RM. Updated list given to RM March 2018. Property Inspection Report will be completed monthly, also.

- **Owner's Forum:**

A. Spectrum digital service/box for all owners is in place .

B. Hall lights: Edie Santos asks if we could shine the corner lights to illuminate outdoor hallway dark areas.

- **Motion for Executive Session:**

- **Adjournment: 11:11am**

PRESIDENT – Bruce Gainer

Recorded by SECRETARY: Sheryl Weinstein