

ANNUAL MEETING – KALANIKAI AOA

Organizational Meeting Minutes

February 15, 2020 – 11:37 A.M. at Kalanikai

Call to Order: Bruce Gainer 11:37am

Present: Sheryl, Bruce, Ed, Stefan (absent: Tracy) Guests: Sharon, Corey, Janice

Minutes: Approval with corrections: Unanimously accepted.

Next Regular Board Mtg: March 16, Monday. TBA

Selection of Officers: Sheryl-Secretary, Stefan-VP, E- Treasurer, Bruce-President (not present: Tracy-Director)

Owners Forum: Welcome to Kalanikai Board of Directors!

1. New door design for the Cabana buildings. Stefan suggesting complete door changes. Most units have security doors already. Most wood doors need to be special ordered. Doors are limited common element & Owners must absorb the cost. Will be discussed at next Board mtg. Must get an agreement between the Owners of the Cabanas to proceed. Suggestions: metal doors, barn door, pocket doors. Solid wood door from Lowe's approximately \$200. Vinyl door \$250. Suggestions welcome. Must build an entirely new frame for new doors, as well.
2. Stefan is suggesting complete door changes because many of the existing old wood entry doors of the Cabanas have been trimmed into parallelogram shapes over the years. Some feature large gaps, are stuck on the floors, or are even coming apart altogether. This is mainly due to their age and the weight of the glass louvres installed in them.
3. Stefan is suggesting to replace them with entry doors that feature double pane glass panels, replacing the existing louvres. This will filter out a lot of the noise from Henry street and yet allow for a lot of light to come into the units. The existing louvre-look could be simulated by mounting polycarbonate jalousies on the outside.
4. The cheapest metal skin doors available cost \$274 + tax at Lows, comparable fiberglass skin doors sell for \$482+, and wood doors sell for \$560+. All doors mentioned are pre-hung for easy installation, filled with fully insulated core, and primed for paint, so installation would be easy straightforward
5. Signage in Parking Area: Suspicious activity on Kalanikai property will not be tolerated. To curtail this, should we place more "No Trespassing: signs? Currently we have 24/7 video surveillance; urge witnesses to call (911), and/or call RM. Suggestion to place orange cones in unused/empty parking stalls? We will research verbiage & have RM put up more specific signage at this point.
6. Hot water shortage problem in Cabana buildings: Recirculation (recirc) plumbing system. Most of the time the water is not hot. Need to check everyone's valve systems first. RM to have PSI check the plumbing systems ASAP. Possibly hot water heaters are not working properly.

Adjourned by President Bruce Gainer at 12:41pm

Recorded by Sheryl Weinstein, Secretary