

AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS

KALANIKAI AOA

DATE: **March 16, 2020**

TIME: **5:35 p.m.**

PLACE: **MAILROOM** AT KALANIKAI

- Roll Call. Tracy, Stefan, Sheryl Weinstein Bruce Gainer, Ed via phone.
Guests: John via phone, Elmer & Bruce.
- Proof of Notice of Meeting/Establish Quorum posted around property
- Approval February 15, 2020 organizational meeting minutes. Approved as submitted.
- Approval of Annual Meeting Minutes in draft form. Approved in draft form.
- Ratification of Email Votes if needed:
 1. Mango & autograph tree pruning. \$3000. Ratified.
 2. Bob Barrett \$75 for chicken feed. Ratified.
- Treasurer's Report: \$15,600 Reserves: 106038 receivables: 166,500 total asset 288,137 total liabilities: \$44,294, net worth: 253,843. \$498,000 for plumbing Insurance: Laundry: \$5,272.52 January 2020. Tracy will do the deposits in Ed's absence.
- Resident Manager's Report:
 1. WiFi update & upgrade. Must sign in every 2 hours. New passwords available from RM.
 2. COVID-19 Difficulty in finding bleach for the pool. Need concentrated, splashless liquid bleach.
 3. Hot water is repaired in Cabana 1 & 3 by changing the pumps out. Cabana 2 is still having problems. Note: the water cartridges in sinks & showers need to be changed every 5-7 years.
 4. Tree trimming will take place March 18, 2020 at 7am.
 5. One of the shed gates along Kuakini is falling apart. New gates \$2800. New ideas for the plastic shed? Perhaps remove the shed? Workshed area? Exercise equipment?
- Unfinished Business.
 - Update on triangle lot: Made an offer. Waiting for reply. (Side note: More homeless people are taking up residence in the lot in the last few weeks.)
 - Update on STVR permitting issue: Not finished with all applications from the Hawaii County Planning Department. So far, most applications were accepted.
 - Water monitoring technology-Ed presentation: PHYN freshwater monitoring. \$699 for one building detects water leaks, usage, temperature, etc. The Board will have RM investigate possibilities/advantages/requirements of installing this system.
 - How to deal with street use of visitor parking (low cost). Suggestion: If you witness suspicious activity please take a photo/video(with cell phone if available) & call the police. Vote: Move by Sheryl, 2nd by Bruce Vote 3-2 not to change

visitor's parking vs. rental spots. Smoker's Area is to be "Use at your own risk."

- Audits: Ed expressed concerns about inconsistency between years. The Reserves are out-of-whack from emergency projects with 4" drain lines & waste lines in the parking areas.
- Cabana Bldg door entry replacement proposal. To custom-make replacement doors would cost over \$1000 each. Challenges/low cost solutions-Stefan: Problems are: increasing noise from Henry St., security, light, ventilation, maintain the look & feel of Hawaiian cabana. Steel mesh security doors & clear, frosted or tinted glass pre-hung steel door combination is recommended. Choice of steel vs. fiberglass. Estimate: \$300 each for 84" inside door. Combination is \$770.00 total. Each owner is responsible for their own door replacement. Option of adding wooden louvers \$180 plus tax. Stefan will send a proposal to cabana owners.

New Business:

- Late development involving WiFi potential options: Quotes for bulk rate coverages. Hawaiiintel: New package for MDU(multi dwelling units): \$27/unit all fiberoptics, WiFi, own modem, own internet connection, anti-spyware. New camera installation, WiFi coverage proposal TBA. Currently we have TV coverage for \$28. Current WiFi costs around \$4/month per owner. New program TBA.
- Set 2021 Annual Meeting Date (2/13/21?)
- Owner's Forum:
 - *COvid-19 has forced total lockdown in many areas on the mainland USA. The Board is keeping alert to changes and challenges this may present for Kalanikai.
- Adjournment by Bruce Gainer at 7:43pm.

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)).