

KALANIKAI AOAO

MEETING OF THE BOARD OF DIRECTORS

DATE: March 22, 2021

TIME: 5:35 p.m.

PLACE: MAILROOM AT KALANIKAI

• **Roll Call:** Bruce Gainer, President; Stefan Buchta, VP; Sheryl Weinstein, Secretary; Dana Lewis, Treasurer; Justin Haley, Director. RM Jeremy Montanez

Owners present: Elmer Jensen, Dick Seidl

• **Proof of Notice of Meeting/Establish Quorum.**(all Board members present).

• **Approval March 6 Organizational 2021 meeting minutes:** Approved.

Approval draft for 2021 Annual meeting minutes: 1st Stefan; 2nd Justin. Unanimous approval.

• **Ratification of Email Votes:**

1. Disinfecting Labor contract extended for cleaning common areas to 24 hours/week. Ratified.
2. Opening of appropriate pool furniture for use. Ratified.
3. Purchase RM Shirts/uniforms. Ratified.
4. Foreclosure agreement/resolution for Rickles Law Firm. Ratified.
5. Hot water heater for cabanas (not actually done). Ratified.
6. Removal of sign-up sheets for pool use. Ratified.
7. Reimbursement for flood damage #121. Ratified.
8. Smart Pest control bid: Ratified.
9. Plumbing repair PSI Ratified.
10. Labor for repair S101: Ratified.
11. 2021 Budget approval: Ratified.
12. Walkway lamp addition: 4-0 Ratified.
13. Mailroom roof engineering estimate: (currently plans are stalled/suspended.) Ratified.
14. Repair pool gates: Ratified.
15. Approval to plant foxtail palms to replace coconut palms: Ratified.
16. Pool resurfacing repairs SVC bid: Ratified
17. Approval for triangle palm tree planting: Ratified.
18. Parking space for work exchange for Mark Schoenheide: Unanimous. Ratified
19. Addition of salt cell installation SCV Pools: Unanimous. Ratified.

• **Treasurer's Report:** N/A

• **Resident Manager's Report:**

- 1. Pool gates repaired.
- 2. New sidewalk lighting nearly complete.
- 3. New wiring needed along walkway to the pool.

- 4. Pool repairs to begin soon & will take estimated 3-4 weeks.
- 5. Waste line reline complete & no problems during construction.
- 6. Spalling repairs in progress on Cement Buildings A & B; to be followed by painting.
- 7. HawaiianTel crews are already on property installing our new WiFi system & fiberoptic lines.
- 8. Puna Certified: Coconut shaving & big tree trimming in progress. Sprinklers are being replaced by driplines because some of the sprinklers are hitting the building. Lately, the irrigation has been turned off since we've had a wet winter.
- 9. Stairway repair only one bid so far on Cabana 1. Repair needed also on Cabana 2 to be added to the bid.
- **Unfinished Business.**
 - Update on triangle lot. (Reported out at annual meeting). Three "No" replies to our inquiries.
 - Update on STVR permitting issue: Short Term Vacation Rental permits. Documents are missing to permit our carports after a computer crash. Last week the documents were recreated, signed, photos taken and were submitted to the County of Hawaii. Our Solar Company TGU does not have a copy of the building plans. We're still waiting for final approval from the County of Hawaii.

New Business:

Add another sidewalk lamp on other end of walkway. Motion by Bruce; 2nd Dana. Unanimous vote of approval.

- Update: Fiber Optic (Fiber) Wi-Fi: in progress.
- Set 2022 Annual Meeting Date: (2nd week in March specified in bylaws).
- Addressing Spall. There's approximately \$40,000 of work needed on the cement buildings. We are working to prevent these damages in the future by: (1) Removing irrigation hitting the building. (2) Units with air conditioning drains off the lanai MUST extend the drainpipes 12" (3) rebar is treated with fiberglass to prevent rust. Re-evaluate Reserves priorities due to added expense. Approve Reserve spending plan. Move to approve spall bid and go forward with project: Motion by Dana 2nd Bruce, Unanimous vote to approve spalling & revised reserve plan.
- Encourage Owners/residents to conserve air conditioners/electricity. Our HELCO bills are higher than ever & costing the AOA an extra \$2000-4000/month.
- RM Apt Rental Increase (Approval) Raise rent \$100 to \$1600 for #305. Motion by Bruce, 2nd by Dana. Unanimous vote to approve.
- Owner's Forum: None.
 - • Motion for Executive Session-Review of Collections, House Rule violations, Contracts: Motion by Justin to adjourn to executive session; 2nd by Dana. Unanimous vote in favor.

Meeting adjourned at 6:50PM by President: Bruce Gainer

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Recorded by: Sheryl Weinstein,
Secretary