

ANNUAL MEETING – KALANIKAI AOA

March 12, 2022 – 9:0 A.M. at Kalanikai (*Registration at 8:30 A.M.*)

1. ROLL CALL- CALL TO ORDER: -9:09am: QUORUM established: 72%
2. PROOF OF NOTICE OF MEETING: Owners were notified of the meeting on December 16, 2021, February 15, 2022 & March 1st, 2022 via email, US mail, and/or delivery to the unit.
3. INTRODUCTION OF BOARD MEMBERS AND GUESTS: Board: Bruce; Stefan; Sheryl; Dana; Justin. RM: Brian Kuster. Guests: Cindy Kulman-Low, Touchstone Properties; Tad Nottage, Aloha Insurance.
4. CONDUCT OF BUSINESS: Robert's Rules
5. AGENDA REVISION: (No objections.)
6. APPROVAL OF MINUTES OF PRECEDING ANNUAL MEETING: No Objections: Approval.
7. Aloha Insurance Presentation, Tad Nottage (Q&A):
 - a. Policy renewed for 3/1/2022: \$27,585.07. \$5000 deductible. Rate 25% increase from 2021.
 - b. Flood insurance is still pending & due July 2022. We attempted several times to convert to flood Zone X but are unable to because of Hawaii County government regulations.
 - c. Workman's Compensation insurance & coverage for Board of Directors' included.
 - d. Dong Bu insurance company out of Korea are the underwriters.
 - e. Markets are volatile in the last few years; insurance companies have taken huge hits from natural disasters.
 - f. Hurricane insurance is included with a 2% deductible.
 - g. Aloha Insurance offers competitive HO6 coverage for individual owners. Kalanikai adopted HRS 514B which requires all owners to carry HO6 insurance.
8. REPORTS OF OFFICERS:
 - A. President's Report-RM
 1. Housing: Unit 322 purchase is in progress.
 2. Kalanikai will end Spectrum cable contract since the installation of HawaiianTel Com fiberoptic wifi system installation is complete. This will save the Association \$3400/month., which will be applied to increasing annual expenses, such as insurance rate hikes and many other rising costs. Some of this collected and placed in operating reserves can go toward early retirement of the housing the loan payments for the purchase of Unit #322. Consequently, we are avoiding raising monthly Association fees.
 - B. Treasurer's Report: Dana Lewis: financial statement December 31st, 2021:

1. Laundry & Parking Account:	\$6839.
2. Cash funds:	\$84,242.
3. Receivables (Uncollected):	\$95,690
4. Prepaid Owner fees:	\$22,274
5. Total Net Worth:	\$279,141
6. 20-year Reserve Plan totals are available online at kalanikaicondos.com	
 - C. Committee Reports or Board Reports:
 1. Landscape Committee: Sheryl (Report attached separately).
 - a. Request for volunteers to help cut back diseased hibiscus in Zone 2. Date TBA.
 - b. Suggested project for vacant area next to Kuakini St. rubbish bin area: Community greenhouse. Tabled for more information.
 2. Bruce: In escrow for new unit for RM residence. #322 owned by Davis's. Bank is hoping to close by end of March 2022. 20-year loan.
 - D. AUDITOR'S REPORT: In progress Felice Volma in Honolulu is our CPA. Currently auditing 2021.
9. APPOINTMENT OF INSPECTORS OF ELECTION: Roma & Elizabeth.

10. ELECTION OF (2) DIRECTORS:
 - a. NOMINATIONS by submission: Stefan Butcha & Dana Lewis. No objections: approved.
 - b. NOMINATIONS from the floor: NONE.
11. EXPLANATION OF SYSTEM OF VOTING
12. EXPLANATION OF BALLOT
13. VOTING (Meeting recess until 10:30am)
14. QUORUM UPDATE: Reconvene 10:30am In attendance person: 19.23% Proxy: 53.51 Total: 72.635% quorum established.
15. UNFINISHED BUSINESS:
 - a. Triangle Lot update: Purchase offers by Kalanikai AOA to owners, Kona LLC : Denied. We will continue to pursue this option, however, for now, it's a "dead issue."
16. NEW BUSINESS:
 - a. Resolution on Assessments: Rollover funds from 2021: Resolution: Kalanikai corporation adopts "any excess membership funds over operating costs: Resolution 70604. No objection: Adopted.
 - b. Wi-Fi, and TV changes? Include Cable Proposal: End contract with Spectrum = \$3400/month. Vote to end/renege contract with Spectrum for individual account. Unanimous agreement among those present.
 - c. Any new business to be brought before the membership from the floor?
 1. Vote to purchase greenhouse: tabled: Email vote to owners pending further research.
17. ELECTION RESULTS: Stefan: 54.655% Dana: 54.655%
18. Mahalos: Elmer Jensen, Insurance negotiations; Bob Barrett, Chicken care; Board Members for their work, time & sacrifice.
19. ADJOURNMENT: 11:17am by President Bruce Gainer
20. ORGANIZATIONAL AND SHORT BUSINESS MEETING OF NEW BOARD

Recorded by Kalanikai Board Secretary: Sheryl Weinstein