

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS

KALANIKAI AOA

DATE: February 8, 2022

TIME: 5:30 p.m.

PLACE: MAILROOM AT KALANIKAI

Roll Call at 5:34. Present: Bruce Gainer, Dana Lewis, Stefan Buchta, Present via Zoom: Justin Haley, Sheryl Weinstein

Proof of Notice of Meeting given/Quorum established

Approval of December 2, 2021 Regular Board meeting minutes. Minutes were approved previously via email. Board ratified vote by unanimous vote.

Approval of Executive Minutes of January 16, 2022. Motion to approve by Stefan. Seconded by Sheryl. Vote: minutes approved by unanimous vote.

Ratification of Email Votes: 1. Voted to purchase a refrigerator for the Royce's condo in exchange for rent. Ratified unanimously. 2. Voted to approve the parking agreement for S104. Ratified unanimously. 3. Voted to approve the purchase of a sand filter replacement. Ratified unanimously.

Treasurer's Report. Based on the November financial report. Total Assets: \$301,688.19 Total Liabilities: \$27,367.80 Estimated Net Worth: \$274,330.39

Resident Manager's Report: The pool and pump room maintenance equipment purchased. Sand replaced. RM repainted the landing and steps between the wooden building including paint with sand to prevent slips. After a theft of a BBQ propane tank installed chains. Renewed the terminate contract. Brian asked owners to contact him if they see any evidence of termites. The backflow devices were tested and passed inspection. The association is having difficulty locating a vendor to clean the dry vents in the cement buildings.

Unfinished Business.

Update on Fiber install. What needs to be done? Asking for any issues owners may have. Individual owners must report any issues directly to HawaiianTel or report to RM who will facilitate report to Hawaiian tel

Status of Spall repair and proposed date. Last phase. We are on the second leg of the repair. The A building is complete. They didn't paint but should be painting simultaneously with the work on phase two. The B building will begin soon.

New Business:

RM Housing Purchase -Ratification of owner vote. Summary of purchase status.

Summary of the Owner's vote regarding the purchase a Kalanikai apartment to provide housing for the Resident Manager:

Owner vote count up until today. There are 82 units at Kalanikai with three different percentage of ownership. No votes: 5, Non votes: 9, Yes votes 53 at 1.28%, 5 at 1.21%, 6 at 0.725%, and 1 at 0.765% for a cumulative total of 79.0% voting yes. Have copies of all email votes. I move to ratify the voting records as presented in document form in favor of representing 79%.

Bruce moved as follows: I move to ratify the voting record as presented in document form the vote of the owners in favor of purchase of an apartment at Kalanikai; represents 79%of the ownership.

All in favor of the motion: The 5-member board voted unanimously Yes.

Approval of Reserve Plan: Bruce provided board members a copy of the reserve plan prior to this meeting.

Planned reserve 2022: Finish of the mainline relining. Cut the spaul repairs in half. Half to be done in in 2022. 2022 Vent cleaning.

Stefan moved to approve the reserve plan for 2022 as printed. Dana and Justin seconded the motion. The board voted unanimously to approve.

Insurance update-rising cost. Raise in rates of 25%. Information of the rising cost to be presented at the annual meeting by Tad of Aloha Insurance agency.

Annual Meeting reminder. March 12, 9:00 sign in at 8:30am

Owner's Forum: Owners Present: Don and Peggy Koepnick Unit 306, Sharyn Holliday Unit 116, Elizabeth Rice Unit 113, John Cardwell Unit 204, Bernice Barnett Unit 209.

Bernice requested the board approve our RM not enforcing the no floatation devices in our pool to the extent that pool noodles, water wings and small child swim rings be allowed. Don Koepnick suggested the non-enforcement include personal floatation equipment (noodles to be included). There was discussion of signage and future review. The board consensus was to ask the RM to allow the small items discussed by not requiring removal. The RM manages enforcement and can address any unforeseen issues as needed.

Adjournment: motion to adjourn by Stefan, seconded by Justin. Meeting adjourned at 6:47pm

MEETING BY THE CALL OF: PRESIDENT – Bruce Gainer

Bernice Barnett, volunteer
recorder
for Sheryl Weinstein -
Secretary