

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS

KALANIKAI AOA

DATE: **June 30, 2021**

TIME: **5:56p.m.**

PLACE: **MAILROOM** at KALANIKAI

- Roll Call: Stefan, Sheryl, Bruce(via Zoom), Justin(via Zoom). RM Jeremy Montanez
Owners: Elmer Jensen #307; Dick Seidl #111; Inna W. #105.
- Quorum established.
- Approval March 22, 2021 Regular Board meeting minutes. Move to approve Bruce, 2nd Stefan; approved.
- Ratification of Email Votes:
 1. Approve pool project addition of railing & extra step. Ratified.
 2. Approve contract for Pacific Group fire alarm panel Bldg B. Ratified.
- Treasurer's Report: Separate attachment.
- Resident Manager's Report: Electrical Issues, Landscape Pruning and Irrigation, Pool Status
 1. Electrical: Building B power failures for one week in June. Back up & running now. The problem line was repaired
 2. Landscaping & pruning: Spring trim of trees done. Mites are still a problem. Removed two large palms, plus a tree fell/was removed. Lots of rain this summer, so the grounds are lush & green
 3. Irrigation system was reworked by Puna Certified. Sprinklers were hitting the buildings & now replaced all with drip lines.
 4. Spalling project will resume now that irrigation problems are resolved.
 5. Cabana One stairwell is repaired, as well as a Cabana Two lanai support post.
 6. Pool stain marks are actually worse now; stain/scrape marks are repaired on the stairs & pool is being refilled. Should be open for the weekend. RM will be able to add salt to pool again soon. Thompson Waterseal also applied to help preserve lining.
 7. Electric rechargeable blower is still on order: GO brand is just not available. RM is looking at ordering a Cobalt blower backpack due to availability. Motion to switch to Cobalt Stefan, 2nd Sheryl. Unanimous vote to approve.
- Unfinished Business.
 - Update on Fiberoptic/wiifi install. What needs to be done? RM: Hawaiian TelCom reports approximately 30 units still do not have their wifi's installed.
 - Status of Spall repair and proposed date: The wrought iron which is exposed needs to be treated before the concrete cracks are repaired. Orange marks have been placed all around the property to identify spots needing treatment and/or repair. This project has been approved by the Board & we are waiting for the irrigation repairs to be completed.(\$49,0000 expenditure). Tamaroc is also going to paint when the spalling is

completed. Stefan made a motion to do project in stages, Justin 2nd. Unanimous vote in favor.; Plan now is for the Contractor to do first half now & wait until 2022 for the 2nd half.

- Electrical Power Usage: Building A has electrical switch/breaker box issues which are being repaired (\$10,000 estimate to replace). Stefan: Electrical Usage vs. Solar Electricity Production: Residents of Kalanikai are using more than the 25KW allotted by HELCO and we are having to pay penalty charges for power.
- Possible solutions:
 - a. Mini Split A/C systems to replace window systems
 - b. Gas hot water boiler/on demand water heater systems
 - c. Heat pump water heaters which also produce cool air exhaust.
- New Business:
 - Garbage Issues (Behaviors and solutions): Recycle Program: motion to scrap it: Motion by Sheryl; 2nd Justin. Unanimous vote to cancel Recycle Program. Jeremy will arrange for extra rubbish pickup day with Pacific Waste. Residents are encouraged to carry on with personal recycle measures wherever possible.
 - Flood Insurance Discussion/Approval: Current Bill for Flood Insurance: \$33,437. (Total amount may drop due to Bldg A being designated Zone X). Move to pay premium: Sheryl; 2nd by Stefan. Unanimous vote to approve.
- Owner's Forum:
 1. Inna W. #105 is asking for electrical box next to her unit to be repaired because of "buzzing" at night. Electrician troubleshooting in progress.
 2. Inna W. #105 wondering if there's a way to correct the drainage problem around the dumpster facing Kuakini Hwy. RM to investigate.
 3. Inna W. complaint about cigarette smoke from smoking area and neighboring condos. Issue to be tabled until Annual Meeting.
- Motion for Executive Session-Review of Collections, rental, and active foreclosure, Contracts and Solar billing issues. Motion by Bruce; 2ndby Stefan.
- Adjournment: 7:47PM

BY THE CALL OF: PRESIDENT – Bruce Gainer

Recorded by:

Sheryl Weinstein - Secretary