

ANNUAL MEETING – KALANIKAI AOA MINUTES(draft)

March 6, 2021 – 9:12 A.M. CALL TO ORDER

1. **ROLL CALL- CALL TO ORDER** - DETERMINATION OF A QUORUM: 67.9%
2. **PROOF OF NOTICE OF MEETING**-Owners were notified of the meeting on December 23, 2020, January 7, 2021, and February 15, 2021 via email, US mail, and/or delivery to the unit.
3. **INTRODUCTION OF BOARD MEMBERS AND GUESTS** Board/: Bruce Gainer, President; Stefan Butcha, Vice-President; Sheryl Weinstein, Secretary; Cindy Kulhman-Low, TOUCHSTONE PROPERTIES; Jeremy Montanez, Resident Manager of Kalanikai [Absent: Ed Gibbons & Tracy Marvin.]
4. **CONDUCT OF BUSINESS: ROBERT’S RULES** of ORDER
5. **AGENDA REVISION** – Meeting is audio recorded. COVID safety rules in place. No objections.
6. **APPROVAL OF MINUTES OF PRECEDING ANNUAL MEETING:** No objections.
7. The electronics of Kalanikai- Explanation of Fiber Optic Wi-Fi/internet service. Kawelu Madeiros-HawaiianTel (Q&A) We will have 500 megabit speed download & 300 megabit upload speed, a residential gateway box & an optical transmitter box for each unit. Bulk rate \$28/month/per unit for a six year contract. [there is no equipment rental fee & repair/tech support 24/7]. HawaiianTel can only raise the cost \$1/year during the contract period. WiFi coverage will include common areas like the pool. Currently does not include TV service due to “over-the-top” streaming services like HULU, YouTube TV, etc. Service date/construction estimated for May/June 2021. Everyone will need to set up an account online & schedule their dedicated installation for approximately 2 hours. Security protocols will be in place for piracy prevention, etc.
8. **REPORTS OF OFFICERS**
 - A. President's Report: Thanks to Mark Schoenheide & Doug Copeland for helping around the complex whenever/wherever/whatever; Elmer Jensen with insurance renewals & donation of a anti-COVID-19 fogger; Jessica Haley for helping get our kupuna vaccinated; Bernice Barrett, Janice & Elizabeth Walhom also, for their donations of palm trees for the grounds.
 - B. Treasurer's Report: Available on Kalanikaicondos.com. Report date: 12/31/2020. Assets: Cash: \$109,796.05; Reserves: \$148,908.79; Receivables from Owners: \$118,540.36. We should be receiving approximately \$35,000 for delinquent accounts collected in the near future. \$350,110.67 current estimated Net Worth.
 - C. Committee Reports or Board Reports: None.
 - D. AUDITOR'S REPORT Not available. Will be published on Kalanikaicondos.com website when available.
9. **APPOINTMENT OF INSPECTORS OF ELECTION:** Roma Johnson & Cindy Kulhman-Low.
10. **ELECTION OF (4) DIRECTORS**
 - a. NOMINATIONS by submission: Bruce Gainer, Justin Haley, Dana Lewis, Sheryl Weinstein.
 - b. NOMINATIONS from the floor: None
11. **EXPLANATION OF SYSTEM OF VOTING**
12. **EXPLANATION OF BALLOT**
13. **VOTING**
14. **UNFINISHED**
 - a. Triangle Lot update: Owners not interested in selling at this time. Board will continue to explore options.
15. **NEW BUSINESS**
 - a. Resolution on Assessments: Vote to carryover funds for tax purposes for 2021. No objections. Adopted.?
 - b. Reserve Account review. See also on Kalanikaicondos.com
 - c. Air conditioner Condensation to outside of buildings: The damages done are Owner responsibilities. Please extend a drainage pipe a minimum of 12” beyond the wall/lanai. Contact Resident Manager for questions/problems.
 - d. New Business Open Forum:

1. #105 Ina (??)wishes to donate (3) palm trees.
2. Liam : Asking how much units are selling for? (He is selling one of his units.)
3. Dawn Gossling #308 sold her unit for \$320,000 cash.
4. Stefan Butcha: Emphasize importance of proper A/C drainage. Also, please turn off appliances when leaving your unit to conserve electrical power. Kalanikai's solar collectors are not able to produce enough power for current demands & we must pay HELCO \$2000-\$4000/per month extra to compensate for the shortage.
5. Jeremy RM: Reminder about rubbish/recycle system. Please flatten cardboard boxes & do NOT place discarded household items, construction waste in dumpsters.
6. **ELECTION RESULTS:** Bruce Gainer: 59.05%; Justin Haley 60.33%; Dana Lewis 56.49% Sheryl Weinstein 60.33%.
7. **ADJOURNMENT:** by President Bruce Gainer at 11:10am.
8. **ORGANIZATIONAL AND SHORT BUSINESS MEETING OF NEW BOARD**

EXECUTIVE MTG:

CALL TO ORDER: March 6, 2021

1. Next Board mtg: Tuesday March 16th, 2021, 5:30pm
2. Officers/positions: Dana, Treasurer; Justin, Director, Stefan VP, Sheryl, Secretary Bruce, President.
3. Collections for #117 approximately \$35,000. Unexpected spalling repair bill \$35,000. Pool repairs upcoming; sewer repair ongoing.

Meeting adjourned: