

(Minutes Draft)

ANNUAL MEETING – KALANIKAI AOA

March 11, 2023 – 9:10 A.M. at Kalanikai

1. ROLL CALL- CALL TO ORDER – Bruce Gainer, Dana Lewis, Stefan Buchta, Sheryl Weinstein, excused Justin Haley.
Guests: Brian Kuster, RM, Cindy Kuhlman-Low, Touchstone Properties, Tad Nottage. First Insurance, Janice Walton, Emil **Macasinag**
2. DETERMINATION OF A QUORUM: 71.085%
3. PROOF OF NOTICE OF MEETING-Owners were notified of the meeting on December 2022,
4. February 10, 2023 March 2023 via email, US mail, and/or delivery to the unit.
5. INTRODUCTION OF BOARD MEMBERS AND GUESTS Board/Cindy/Tad Nottage
6. CONDUCT OF BUSINESS: Robert’s Rules of Order (adopted)
7. Adjustment of agenda for special insurance presentation by Tad Nottage. No objections.
8. APPROVAL OF MINUTES OF PRECEDING ANNUAL MEETING (Approved).
9. Insurance Presentation, Tad Nottage, Aloha Ins.: **DonBu** Underwriters: Marshall Swift company did estimate to replace buildings: \$17 million. General coverage of property is \$599 increase this year in insurance. Separate Flood Insurance still required for Building C, but includes entire property.
10. REPORTS OF OFFICERS
 - A. President's Report: (Year-end report in packets.
 - B. Treasurer's Handout (Meeting Packet)
 - C. Committee Reports or Board Reports
 - D. AUDITOR'S REPORT: Felice Valma is our auditor and audit is available by request from Touchstone **when made available.**
11. APPOINTMENT OF INSPECTORS OF ELECTION
12. ELECTION OF (3) DIRECTORS
 - a. NOMINATIONS by submission.
 1. John Caldwell #204: Wants to help keep Kalanikai as wonderful as it is and is volunteering to help!
 2. **Bruce Gainer**
 3. **Sheryl Weinstein**
 - b. NOMINATIONS from the floor: none.
13. EXPLANATION OF SYSTEM OF VOTING
14. EXPLANATION OF BALLOT
15. VOTING (Meeting in recess while voting)
16. QUORUM UPDATE: 71.028%
17. UNFINISHED
 - a. None Identified at This Time
18. NEW BUSINESS
 - a. Resolution on Assessments: proper filing of tax returns. IRS requires us to file this resolution which states the corporation that any excess of collections will be applied to the following year No objections. Accepted.
 - b. Follow-up on Wi-Fi, and TV changes:
 - c. Greg Kirkpatrick S104: His signal was slow. HawaiianTel Com helped & he connected directly with wire & receives over 750mps now.
 - d. **For accounting purposes our recent purchase of #322 for \$349,000 changes the balance sheet.** This places a negative balance on our financial statement. However, owning this unit saves the Association approximately \$200/month rent **and is already proving to be a good decision by owners.**
 1. Hawaii State Government new law requiring 30 Year Reserve Plan. Those numbers have not been addressed at this date. Our 20 year plan includes buy out of the Solar PVC system and upgrades to the solar system. Two big expenditures this year are the spall work for the

- cement buildings and resurfacing of driveways and parking lots. (RM Brian still working on receiving bids.)
- e. Trespassers and Local Crime: Kalanikai Community Involvement & Volunteers
 1. Bernice #209: Believes we're doing the best we can security wise.
 2. Greg Kirkpatrick #104 Requesting mailroom to be fence-in. He got a bid for \$4000 to fence it in.
 3. Sharon #105: Concern for needed security and the increasing numbers of homeless/undesirables in the vicinity of Kalanikai. Suggests petition to submit to Kailua Business Association.
 4. Bruce: Mailroom IS under video surveillance. Also, the business district of Kona needs to be notified(via Petition) regarding worsening homeless occupation in public areas. "Undesirables" are trespassing on Kalanikai property daily. Police do not enforce removal of homeless living on sidewalks and public areas. Local Improvement meeting at ~~Royal~~ Discovery Room at the Royal Kona Resort is March 24th at 10am. John Cardwell will be the committee chair for this endeavor. Hope Services serves the homeless and is committed to helping place them in appropriate shelters & is available to Kalanikai for assistance.
 - f. New Business/Open Forum by Owners:
 1. Vote to fence the mailroom for security purposes lost 9-6 vote.
 - a. Elizabeth Rice 113. "Needs more information to decide securing the mailroom."
 - b. Elizabeth Rice: Question about drier vent maintenance cleaning. The schedule is complaint driven & cleaned beyond the wall. \$3000 was spent recently to clean one vent. Suggestion to open the vent & inspect it yourself. Owners are responsible to clean what they can before problems arise.
 - c. Tiffany #101: Requesting more communication from Association. Kalanikai does have the Kalanikai Chat. We do not have a webmaster presently at kalanikacondos.com (We are working to get the website up and running again.)
 - d. Vanessa van Hubbis #219: Mentally ill tenant disturbances are disrupting their lives and they **are** terrified of what she may be capable of. Requesting measures be taken to help solve this situation.
 - Answer: measures are being taken to remedy this situation. House Rules already detail actions owners can take when these situations occur.
 2. ELECTION RESULTS: Bruce Gainer: 63.546%; John Cardwell: 59.706%
Sheryl Weinstein: 55.866%
 3. ADJOURNMENT: 10:58am by President Bruce Gainer

Recorded by Sheryl Weinstein, Secretary, Kalanikai Board of Directors