

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS

KALANIKAI AOO

DATE: **December 2, 2021**

TIME: **7: 20p.m. CALL TO ORDER**

PLACE: **MAILROOM** AT KALANIKAI

- Roll Call: BRUCE, DANA, JUSTIN(ZOOM), SHERYL, STEFAN(ZOOM), BRIAN, KUSTER, RM.
- Meeting Notice given/ Quorum established.
- Approval June 30, 2021 Regular Board meeting minutes. Bruce moved to approve; 2nd Dana; unanimous in favor of approval.
- Ratification of Email Votes if needed: none needed.
- Treasurer's Report: Dana: Based on September 30, 2021 financials: \$1000 petty cash; \$183,000 in Operating Acct, \$7400 in Laundry account; Operating Reserve \$8100; Maintenance reserves: \$92,300, Total Receivables from Owners \$107,000.
- Resident Manager's Report: Introduction of Brian Kuster & summary of first 2 months:
Brian hit the ground running & has been extremely productive in cleaning up Kalanikai indoors & out. He is continuing the Wi-Fi project set up including the video surveillance system. Brian already has the pool tech training & certification & simply took over pool maintenance his first day. He has the same RM phone: 808-430-0909.
- Unfinished Business.
 - Update on Fiber install. Most owners have their Fibre Optic equipment installed & working. Most everyone reports good Wi-Fi coverage with the Hawaiian Tel system. On the north end of the complex, you can use the "KalanikaiWiFi"; obtaining the password from the RM. If you have received a "bogus" bill from Hawaiian Tel, please forward it to Bruce for reconciliation.
 - Status of Spall repair and proposed date: Proposed start date: 12/13/21 Project includes first half of all identified problem areas. We owe an additional \$10,000 to finish the project. [Tamaroc is a very reliable & quality workmanship company & continues to do high quality work here at Kalanikai.]
- New Business:
 - RM Housing-Briefing-Action on Rental of Unit: The Santos owners of #102 are offering to rent their unit for the RM. Fair offer with possible year lease. The Santos' will need help moving personal items to storage before January 19th, 2022.
 - Budget Summary and Ratification: Owner's version to be dispersed next week. Monthly fees will basically stay the same this year; however, we should see changes with TV contract if owners choose to cancel it and obtain TV individually, given the new Wi-Fi contract. Spectrum contract is \$3300/month. We would look at adding this amount to the Operating Reserves account to pay for increases we are likely facing soon. Bruce moved, Dana 2nd. Vote unanimously to approve.
 - Approval of Audit Proposal: Sheryl move to approve 3 year contract; 2nd by Stefan. Unanimous vote to approve.

- Work area/scooter parking/other uses area. TBD in 2022.
- Yard Art: Donated items left by pool area are going to be removed.
- Address rat damage on upper B building lanai Unit 316. RM to contact pest control Smart Pest, the company we already have a contract with.
- Owner's Forum: No owners present. {At this time the Board of Directors extends gratitude towards the late Dick Seidel & his family in their kindness, generosity & contributions to Kalanikai.}
- Annual Meeting is scheduled for March 12, 2022 at Kalanikai.
- Motion for Executive Session: Moved by Justin, 2nd by Bruce. At 8:42PM.

Recorded by: Sheryl Weinstein, Secretary,
The Kalanikai Condominiums AOAO