

# AGENDA

## MEETING OF THE BOARD OF DIRECTORS

### KALANIKAI AOO

DATE: February 16, 2023

TIME: 5:40 p.m.

PLACE: **MAILROOM** AT KALANIKAI

- Roll Call: Bruce Gainer, Stefan Buchta, Dana Lewis, Sheryl Weinstein

Guest: Brian Kuster, RM

Owners: Victoria Muir S-107; John Cardwell #204; Don Koepnick #306; Laurene Hunt #301; Phil Tursi #119.

- Proof of Notice of Meeting/Quorum established.

- Ratification of Email Votes:

1. Approval of flood insurance policy. Unanimous. Ratified.
2. Approval of small dog S105. Unanimous. Ratified.
3. Approval of purchase of Arlo security cameras. Unanimous. Ratified.
4. Approval of charges for damage done by another resident. Unanimous. Ratified.
5. Approval of 2023 Budget increase. Unanimous. Ratified.
6. Approval of 3-year rate for auditor. Ratified.
7. Approval agreement of collections increase by Rickles Law Firm.(Fees usurped by owners in arrears.) Unanimous. Ratified.
8. Approve Christmas gift for Resident Manager. Unanimous. Ratified
9. Approve purchase of computer for Resident Manager. Unanimous. Ratified.
10. Approve consent of Valta legal signage for corporate loans. Unanimous. Ratified.

- Treasurer's Report:

Assets:

Petty Cash:	\$1,000.00
Operating expenses:	\$30,331.19
Laundry/Parking Account:	\$10,732.85
Debit card:	\$5,000.00
Reserves:	\$137,653.13
Receivables:	\$105,966.40
Total Net Worth:	\$60,139.07
Liabilities:	\$375,290.11
Loan for #322:	\$342,604.40

- Resident Manager's Report: Projects completed in the last few months:

Arlo Video Surveillance Security System is up & operational. New computer (recently purchased) will give better resolution for images. Replaced light fixtures in mailroom, hallways & stairways. Purchased new pool loungers & 3 umbrellas. Pool gate & dumpster area (Kuakini area) locks repaired. Concrete curb repairs were done around parking areas. Painted "One

Way” traffic direction arrows on driveway on Henry Street side of complex. Spalling/painting done under cement building. Lock on hose bid on driveway side of Cabana One. Rain shower head placed on outdoor shower by pool. New pool pump installed. Stairwell railing repair in progress on stairway of Cabana One. Electrician repairing upper dumpster electrical outlet/light (camera to be installed there as well). Still working on BBQ area power outlets.

- Unfinished Business.
  - Status of Spall repair completion: on cement buildings lanai (makai)side is done. Mauka side next.
- New Business:
  - Bids still forthcoming for asphalt work for driveways and parking areas: all bids not in.
  - Approval of Reserve Plan (not available yet).
  - Insurance update for 2023. New policy in effect (\$500 less than last year). Valuation is up \$1,000,000. Motion to accept insurance: plan by Dana; 2<sup>nd</sup> Stefan. Unanimous vote to approve.
  - Annual Meeting reminder. March 11, 2023. Proxies due ASAP, please.
- Owner's Forum:
  1. Report of someone dumping paint at the car wash drain.(Please dispose of hazardous wastes properly according to Hawaii County laws.)
  2. Question: Can sound proof glass be installed on the inside of the jalousies windows?(Yes). Also, request to put double paned sliding glass doors inside the condo for noise control(Yes).
  
- Adjournment by President Gainer 6:40PM.

Recorded by: Sheryl Weinstein - Secretary