

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday June 21, 2023

CALL TO ORDER

The meeting of the Board of Directors called to order at 7:05 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Mark Megna, Alan Yamashiro, Robert Tremmel, Luella Windisch, Jerry Hidalgo and Helen Landicho

Member Excused: Leo Green and Samuel (Sam) Jones

Member Not Excused:

Present by Invitation: Craig Richter and Jaycelin Oliva, Management Executives, Hawaiiana Management Co.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Wednesday, May 17, 2023 as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for May 2023 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed.
- C. Investments Report: Was presented to the Board and discussed.

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Newsletter will be out in July 2023.
- B. Community Events (Mark Megna) – Movie night will be held June 24, 2023, 7 P.M. – 9 P.M. There will be popcorn, at no cost to the community.
- C. Maintenance/Safety Committee (Robert Tremmel) – No Report.
- D. Design Committee (Alan Yamashiro) – See “New Business”
- E. Landscape Committee (Jerry Hidalgo) – No report.
- F. Recreation Committee (Gerald Denis) – Everything is operating well and available for rent.
- G. Welcome Committee (Gerald Denis) – 2 new residents; 1 owner and 1 renter.
- H. House Rule Committee – (Gerald Denis) – A House Rule Committee meeting will be held on July 12, 2023 with Community input.
- I. Adjudication (Gerald Denis) – As reported in Site Manager's written report there was one (1) fecal matter incident with a pet.

UNFINISHED BUSINESS

- A. Rock Wall: – This item has been deferred until the Board is available to do a walkthrough with the contractor.
- B. Lanai Repair Lot #52: This item has been deferred until the next Board of Director meeting. Proposal from Tropical Builders at \$3,560.00, waiting on a revised proposal from Omega Builders (proposal was double their previous proposal on a prior job), and waiting on response regarding price from Inspection Railing.

NEW BUSINESS

- A. Back Flow Proposals: On motion of President Denis with a second by Director Windisch the Board unanimously approved the proposal from Alaka'i Mechanical for standard working hours for the labor and or material to install preventer for \$23,232.76 plus GET
- B. Design Request Lot #17 Solar PV System: On motion of Treasurer Yamashiro with a second by Vice President Megna the Board unanimously approved the design request to install solar PV System.
- C. Board Resignation: On motion of Secretary Hidalgo and second by Vice President Megna the Board unanimously approved the resignation of Director Milton effective June 2, 2023.
- D. Board Appointment: On motion of Vice President Megna and second by Secretary Hidalgo the board unanimously approved Helen Landicho as Director for the rest of term for Heather Milton. Helen Landicho will need to run for the Board at the next Annual Meeting. .
- E. Gate Entry System: This item has been deferred until the next Board Meeting. Waiting for proposals.
- F. Tree Trimming Proposal: This item has been deferred until the next Board Meeting. Waiting for a 3rd proposal. Current proposals are Performance Landscape at \$8,450 plus \$3,386 for 2 more times this year and Serintree at \$7,565.00.
- G. Insurance Policy 2023-2024: On motion of President Denis and second by Director Tremmel the Board unanimously approved the insurance coverage proposal from Insurance Associates for a total of \$152,272

EXECUTIVE SESSION

None

NEXT MEETING

The next regular Board of Directors meeting scheduled for Wednesday August 16, 2023 at upstairs Recreation Center at 7:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 8:29 P.M.

Approved by:

Board Secretary

Prepared by:

Craig Richter, CMCA®, and AMS®
Management Executive
Hawaiiiana Management Company