

HU'ELANI
BOARD OF DIRECTOR'S MEETING MINUTES
Wednesday August 17, 2022

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, Jerry Hidalgo, Alan Yamashiro, Robert Tremmel, Heather Milton, and Leo Green

Member Excused: Samuel (Sam) Jones and Luella Windisch

Member Not Excused:

Present by Invitation: Craig Richter, Director of Property Management, Hawaiiana Management Co. and Kellie Mikesell, Administrative Assistant, Hu'elani Association.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Wednesday, June 15, 2022 as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for May and June 2022 reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed

COMMITTEE REPORTS

- A. Communications (Gerry Denis) – Working on newsletter to go out to the Community in September.
- B. Community Events (Mark Megna) – The next event is Halloween Community event which will include a home decorating contest. The Committee is planning a Year End celebration. The Committee welcomes any suggestions. Committee is also planning a Community movie and is looking for suggestions from the Community.
- C. Maintenance/Safety Committee (Robert Tremmel) – Lanai on unit #52 needs repair. AOA O Huelani rental unit has sheet rock tape loose and needs repair. Working on cleaning fences.
- D. Design Committee (Alan Yamashiro) – No report
- E. Landscape Committee (Jerry Hidalgo) – Getting proposal for coconut tree removal. Inspection for overgrown trees in owner's backyards will be taking place soon. All owners will receive letters in advance before inspection.
- F. Recreation Committee – (Gerald Denis) – Complaints received concerning fitness center left a mess after use by residents. Recreation center reservations are continuing.
- G. Welcome Committee – (Samuel Jones) – No report
- H. Adjudication (Kellie Mikesell) – Letters of violations included glass and alcohol at the pool. Kids seen hoping over the gate to use the pool.

UNFINISHED BUSINESS

- A. Design Request Lot #95 Lanai Deck Remodel: On motion of Director Milton with a second by Secretary Hidalgo, the Board unanimously approved the design request to build a new lanai. "Restrictive Covenants and Estoppel Certificate Relating to Maintenance, Repair, and

Replacement of Modification or Additions to Unit Lanai" filed in Land Court August 3, 2022 at 10:25 A.M.

- B. Backflow Preventer Ditch Repairs: This item deferred until the next Board of Director meeting.
- C. Hawaiian Tel Easement: The Board directed M.E. Richter to get an estimate from Ekimoto & Morris to negotiate with Hawaiian Tel and filing an easement in court. Would the Association be responsible for all cost?

NEW BUSINESS

- A. T Wong CPA, LLC. Audit Proposal: On motion of Director Milton with a second by Vice President Megna, the Board approved the proposal for three years 2021-2023 to perform the audit for \$3,235 plus tax. Those voting "yes" were, President Denis, Vice President Megna, Secretary Hidalgo, Treasurer Yamashiro, and Director (s) Milton, Tremmel. Those voting "no" Director Green. The motion passes.
- B. The 2022 Annual Meeting: The Annual Meeting scheduled for Wednesday November 2, 2022 on site at the recreation center. Check in is at 6:30 P.M. and the meeting starts at 7:00 P.M.
- C. The 2023 Budget Meeting: On motion of Director Milton with a second by Vice President Megna, the Board unanimously approved the Budget Meeting at the recreation center Wednesday September 21, 2022 at 6 P.M.
- D. Recreation Center A/C Proposal: On motion of Director Milton with a second by Vice President Megna, the Board unanimously approved the proposal Cool Living, LLC. To remove existing A/C and install Mitsubishi 36,000 BYU ceiling cassette air conditioning unit for \$6,492.14.
- E. Tree removal Proposal: This item deferred until the next Board of Director meeting.

EXECUTIVE SESSION

At 9:09 P.M., President Denis called for and upon further review, the Board unanimously adjourned into executive session.

At 10:17 P.M., President Denis announced the meeting back in regular session with no items acted on during the executive session.

NEXT MEETING

The next regular Board of Directors meeting, Budget Meeting scheduled for Thursday September 22, 2022 at upstairs Recreation Center at 6:00 P.M.

ADJOURNMENT

There being no further items of business, the meeting adjourned at 10:30 P.M.

Approved by:

Prepared by: Craig Richter, CMCA®, and AMS®
Management Executive
Hawaiiana Management Company

Board Secretary