

HU'ELANI  
BOARD OF DIRECTOR'S MEETING MINUTES  
Wednesday June 16, 2021  
Zoom Teleconference

CALL TO ORDER

The meeting of the Board of Directors was called to order at 7:01 p.m. by its President Gerald Denis.

ESTABLISH A QUORUM

Members Present: Gerald Denis, Mark Megna, Alan Yamashiro, Robert Tremmel, Luella Windisch, Samuel (Sam) Jones (Arr. 7:08 A.M.), Wing (Thomas) Choi, and Heather Milton.

Member Excused: Jerry Hidalgo

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, May 19, 2021 as written.

TREASURER'S REPORT

- A. Financial Report: The financial report for May 2021 were reviewed and accepted subject to audit.
- B. Delinquency Report: Was presented to the Board and discussed

COMMITTEE REPORTS

- A. Communications (Luella Windisch) – Luella Windisch reported to the Board the newsletter is completed and sent to out to the community. The next newsletter will be published July 1, 2021.
- B. Community Events (Mark Megna) – Next event is a painting party for adults. Date to be determined.
- C. Maintenance/Safety Committee (Robert Tremmel/Kellie Mikesell) – Did a perimeter walk along walk wall. The rock wall is crumbling and needs to be repaired.
- D. Design Committee (Alan Yamashiro) – See “Unfinished Business” and “New Business”
- E. Landscape Committee (Kellie Mikesell) – New fountain was purchased for entry feature
- F. Recreation Committee – (Gerald Denis) – Have received proposals for new ceiling fans at the Recreation center. Will send proposals to the Board members for review.
- G. Welcome Committee – (Kellie Mikesell) – No Report
- H. Adjudication (Kellie Mikesell) – Violations were sent to poo prints for feces found in the common area.

UNFINISHED BUSINESS

- A. Budget 2022: This item has been deferred until the next BOD meeting.

- B. Design Request Unit #43 Additional 10 Panels for Solar PV Vote Ratification: On motion of President Denis with a second by Treasurer Yamashiro the Board unanimously approved the design request.
- C. Board of Director Appointment: On motion of Director Jones with a second by Director Tremmel the Board appointed Heather Milton as Director to replace the vacancy by Onita McDaniel who is moving away.
- D. New Entry Fountain Vote Ratification: On motion of Director Megna with a second by President Denis the Board unanimously approved purchasing a new entry fountain for \$792.12.

#### NEW BUSINESS

- A. Design Request Lot #89 Concrete Lanai Extension and Deck Coating: On motion of Treasurer Yamashiro with a second by Director Windisch the Board unanimously approved the design request.
- B. COVID-19 Tier 4 Pool Update: The new Tier 4 COVID-19 standards now allow 25 people to gather outside and 10 people indoors. The pool opening will follow these guidelines. The Board asked that this item be removed from the Agenda.
- C. Design Request Unit #18 Solar PV System: On motion of Treasurer Yamashiro with a second by Director Jones the Board unanimously approved the design request..
- D. Pool Deck Coating Proposal From Concrete Coatings Hawaii: On motion of Director Windisch with a second by Director Megna the Board unanimously approved the proposal for \$70,366.58.

#### EXECUTIVE SESSION

None

#### NEXT MEETING

The next regular Board of Directors meeting is scheduled for Wednesday August 18, 2021 at upstairs Recreation Center at 7:00 P.M.

#### ADJOURNMENT

There being no further items of business, the meeting adjourned at 9:09 P.M.

Approved By:

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

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Board Secretary