

AOAO Koa Lagoon
Board of Directors' Meeting Minutes
January 13, 2022

Board Members Present – Marie Bader, Kerry Beasley, and Charles Heikkinen.

Owners Present – Maxine Johnson, Pam Bello and Bonnie Ruff.

Guests Present – Brett Fahnestock, Property Manager.

LOCATION

The meeting was held over Zoom via the internet.

CALL TO ORDER

President, Marie Bader called the meeting to order at 2:05 PM Hawaii Standard Time.

CERTIFICATION OF NOTICE OF MAILING

Notice of this meeting was sent to all owners and posted on property 72 hr. prior to the meeting.

ESTABLISHMENT OF A QUORUM

A quorum was reached with three board members present.

APPROVAL OF THE PAST MEETING MINUTES

Motion – Kerry Beasley moved to approve of the October 31, 2021 board meeting minutes.
Seconded, by Charles Heikkinen and the motion passed unanimously.

FINANCIAL UPDATE

Management read the November financial report and explained the year-to-date variances.

- Revenue is on target with no delinquencies.
- The property insurance paid about 28k for the water damage to 104 which increased the revenues.
- The following year-to-date expenses were noted:
 - Legal fees are over budget
 - The insurance for the water damage was paid to repair the damage
 - Maintenance and Repair are over due to several repairs
 - Landscaping is over due to cutting the coconut trees
 - Reserve expenses as of the end of November were \$144,758.78.

306 AND 506 LANAI PROJECT

The 306-lanai repair permit has been approved by the county. The 506 permit is still not approved even though it is essentially the same repair as 306. The handrail replacement for 306 and 506 is to be as close to the existing as possible and will meet County of Maui building codes. The estimated start date for this project is May 9th.

ROOF FAN AND DUCT PROJECT UPDATE

Six fans were ordered, and four have arrived and will be installed in January. The duct repairs still need to take place in the restrooms of all stacks but the 04 stack which has been completed.

ANNUAL FIRE ALARM TESTING

The fire alarms were tested in December and passed with no further action is needed.

05 STACK KITCHEN LINE REPLACEMENT AND WATER DAMAGE

The 305-kitchen sink overflowed due to a 05-stack main line clog on 11/27/21, which resulted in water damage in 104, 105, 205 and 305. Most of the damage was in 104 and 305. The 2" kitchen line in 105 and 205 was replaced. The owner of 104 did their own repairs so as to speed up the process. The claim is still being settled.

Valerie Oliver joined the meeting

FIRST FLOOR BETWEEN 104 AND 107

The walkway between 104 and 107 ponds water when it rains and is very slick and does not drain properly and has the electric room which hinders the wind from blowing the area dry. Structural Concrete & Bonding Company has issued a proposal to grind the walkway and remove the carpets and fix the ponding areas and put a non-slip surface. The price is \$15,934.00.

Motion: Charles Heikkinen moved to approve the Structural Concrete & Bonding proposal to fix the areas between 104 and 107 and spend up to \$16,500 on this project. Seconded by Valerie Oliver and passed unanimously.

MAILBOXES

Barbara Wroblewski continues to work with the Kihei Postmaster for getting new mailboxes.

ASPHALT REPAIRS

After the big rain and mud, the parking lot has more cracks. Sonny Vicks inspected the parking lot and presented a proposal for \$8,990.00 to do crack sealing and some repairs.

Motion: Charles Heikkinen moved to accept the bid from Sonny Vicks to do asphalt crack seal and repair the asphalt. Seconded by Kerry Beasley and passed unanimously.

Valerie Oliver left the meeting

ANNUAL MEETING PLANNING

The meeting will be held over Zoom and is expected to be held Friday, March 4th.

POOL RENOVATION UPDATE

The County of Maui is requesting verification of the water fixture count in relation to the size of the water meter. Koa Lagoon has a 1.5" and a 2" water meter with only the 1.5" being used. Most likely the 2" was shut off when the R1 water supply was installed. The pool restroom was not in the original building plans. Engineer Doug Gomes is working on this fixture count.

ADJOURNMENT – The meeting was adjourned at 3:14 PM Hawaii Standard Time.

Valerie S Oliver

AOAO Koa Lagoon, Secretary Valerie Oliver