

AOAO Koa Lagoon
Board of Directors' Meeting Minutes
March 5, 2021

Board Members Present – President, Marie Bader; Treasurer, Barbara Wroblewski; Secretary, Valerie Oliver, and Kerry Beasley.

Absent – Charles Heikkinen.

Owners Present – Maxine Johnson.

Guests Present – Brett Fahnestock, Property Manager, Don Kimball and Sarah Marshall both of K2NCREST a structural engineering firm hired to fix the 306 lanai.

LOCATION

The meeting was held over Zoom via the internet due to COVID 19 restrictions.

CALL TO ORDER

President, Marie Bader called the meeting to order at 1:00 P.M. Hawaii Standard Time.

CERTIFICATION OF NOTICE OF MAILING

Notice of this meeting was sent to all owners on February 17, 2021.

ESTABLISHMENT OF A QUORUM

A quorum was reached with 4 of 5 board members present.

APPROVAL OF THE PAST MEETING MINUTES

Motion – Barbara Wroblewski moved to approve of the February 15, 2021 board meeting minutes. Seconded by Kerry Beasley and passed unanimously.

306 LANAI REPAIR

The 306 lanai has spalling issues and a crack in the pony wall. Engineering firm K2NCREST has been hired by the board to design the repair. Representatives Don Kimball and Sarah Marshall explained to the board what is happening on the lanai of 306. There is a lack of steel rebar, in the floor from the original construction, compared to what one would anticipate supporting the cantilever portion of the lanai thus there is a crack in the wall and floor. The spalling of the rebar, showing in the floor, will be fixed as usual, with the contractor chipping away concrete and cleaning and coating the rebar and maybe add rebar depending on the level of deterioration. For the structural part, they will run a rebar through the column and into the pony wall toward the ocean to help hold the cantilever portion of the lanai. The drawings have been completed for this work. A price needs to be gotten from Structural Concrete & Bonding Company.

PROJECTS

Discussion took place around projects for 2021. It was agreed the light fixtures for the remaining floors need to be purchased (only the first floor has been completed) so the association is sure to be able to get these fixtures.

Motion – Valerie Oliver moved to go ahead and purchase the light fixtures for floors 2-6 right away. This also includes the light fixtures around the elevators. Seconded by Kerry Beasley and motion passed unanimously.

REMODEL APPLICATIONS

It was agreed, when owners send remodel applications, all the board members should review the application and comment and be apart of the approval process.

POINT OF CONTACT FOR PROJECTS

It was agreed, the board would have an individual board member assigned to each project to work with management as the point of contact for that particular project.

04 STACK PIPING

The 104 Unit owner wants to know if the underground pipes are going to be lined in May so she can plan accordingly to move out and store her belongings or to stay put. Management is to work with the board to get clear about the plans for the underground sewer pipes.

PROJECTS

Some of the projects on the immediate horizon are the roof fan project, 306 lanai repair, and fixing the floors where they hold water and create a slipping hazard.

ADJOURNMENT – The meeting was adjourned at 2:20 P.M. Hawaii Standard Time.



AOAO Koa Lagoon, Secretary Valerie Oliver