

AOAO Koa Lagoon  
Board of Directors' Meeting Minutes  
May 3, 2022

Board Members Present – Marie Bader, Kerry Beasley, and Valerie Oliver.

Owners Present – Pam Bello, George Wannamaker, Penny Sieling, Bonnie Ruff and Corey and Brenda Bercun.

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 2:00 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 January 13, 2022, board meeting minutes.  
Seconded, by Valerie Oliver and the motion passed unanimously.

BOARD POSITION

It was noted Barbara Wroblewski resigned from the board and the board would like to appoint Patty Dunn to fill the vacancy.

**Motion:** Kerry Beasley moved to appoint Patty Dunn to fill the vacancy left by the resignation of Barbara Wroblewski. Seconded by Valerie Oliver and passed unanimously.

FINANCIAL UPDATE

Kerry Beasley read from the March financial report and explained the year-to-date variances. The reserve cash equals about \$610,000. It was noted that the prior treasurer purchased a CD at Finance Factors in February for a two-year term in the amount of 238,680.93 for .4 interest rate. Total assets on the balance sheet are \$704,460.19. No reserve study update is currently planned.

306 and 506 LANAI REPAIR & HANDRAIL

The lanai repair for units 306 and 506 will start May 9<sup>th</sup> and last until about the end of May. Both lanais will get new handrail. The work is being done by Structural Concrete Company with the guidance of K2N Crest Engineers. All building permits have been received.

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LANAI INSPECTIONS

Management stated all the lanais except the ground floor and 204, 306 and 506 will be inspected on May 9<sup>th</sup> and 10<sup>th</sup> by K2N Crest Engineering firm. Each inspection is expected to last about 20 minutes and they have established a criterion as to what they will be looking for in terms of the structural integrity of each lanai. A report will be made available about three weeks after the inspections.

ROOF FAN AND DUCT PROJECT UPDATE

Valerie Oliver gave an update: 04 stack has 3 of 3 new fans, 05 stack has 2 of 2 new fans, 06 stack has 2 of 2 new fans, 07 stack has 1 of 1 new fan and the 03 stack has 1 of 2 new fans. The 04 stack has had the duct work repairs in both bathrooms and management expects to measure and confirm the proper air flow in May for the 04 stack.

WATER DAMAGE 104, 105, 205 AND 305

This claim is almost settled. The Koa Lagoon insurance agent had made an error and is paying some of this claim in payments. The AOA master policy deductible for water damage is now \$20,000 not \$5,000.

SEWER PIPE REPLACEMENT

Unit 304 is starting a remodel and the kitchen facilities will be removed and replaced making it a good time to replace common sewer pipes in the chase. After much discussion, it was agreed the sewer pipes would not be replaced during this kitchen remodel.

**Motion:** Patty Dunn moved to reject the bid from T & K Plumbing for 24K to remove and replace the common pipes in 304 during the current remodel as the board is not agreeing to do this work. Seconded by Kerry Beasley and passed unanimously.

FIRST FLOOR BETWEEN 104 AND 107 POOLING WATER

The walkway between 104 and 107 pools water when there is rain, and the area becomes slippery and the water does not drain. Patty Dunn has been working on it and suggested a specific paint with grit and border painting and fixing some of the areas where the paint has peeled. Previously the board had approved of a proposal by Structural Concrete Company to fix this area. That motion will be rescinded.

**Motion:** Kerry Beasley moved to rescind the motion made on 1/13/22 to spend up to \$16,500 with Structural Concrete Company to fix the area between 104 and 107. Seconded by Patty Dunn and passed unanimously.

WINDOWS

Unit 401, Corey and Brenda Bercun, are asking permission to install all new windows and sliding lanai doors during their upcoming remodel. The color of the windows was in question because of the varied window color around the building. After much discussion, it was concluded that tan (to match as close as possible to the building color) was what was to be used for the north, south and east windows of the

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entire building. Everything on the lanai side or west side of the building should be dark bronze color. It was agreed this needs to be written into a policy or the house rules to make it easier for future questions around windows.

MAINTENANCE ITEMS

Patty Dunn presented a list of maintenance items that have been suggested by owners in recent times.

- North parking lot lighting is not sufficient and needs more light – discussing with Menehune Shores GM because they have complained about too bright in the past.
- Security is a concern – discussing with Menehune Shores GM to see if a shared guard is possible.
- No parking stops in north lot and cars cross over the sidewalk near the building.
- Need updating to the signs on property.
- Working with landscaper Nic about some landscape items.

INSURANCE DEDUCTIBLE

The water damage master policy deductible is now \$20,000. The board is encouraging each owner to cover this deductible in their own HO6 policies. It was discussed to require owners to carry insurance showing the deductible is covered by their HO6 policy, but it was not agreed to require owners carry this coverage, but the board suggests owners cover this deductible in their own policy.

MAILBOXES

Patty Dunn will now take the responsibility of getting new mailboxes and it was suggested she work with Kimberley and Michelle at the Kihei Post Office.

PARKING LOT ASPHALT -CRACK SEAL PROPOSAL

Discussion centered around the proposal from Sonny Vics for \$8,990.00 to do root repair and seal the cracks passed during the last board meeting. Some board members wanted to rescind that motion.

**Motion:** Kerry Beasley moved to rescind motion made during the last board meeting where the board approved \$8,990.00 to pay Sonny Vics to do crack seal, root repair and fix an oil spot near the pool. Seconded by Patty Dunn – Motion failed to pass with only one voting in favor of the motion.

ADJOURNMENT – The meeting was adjourned at 4:25 PM Hawaii Standard Time.



AOAO Koa Lagoon, Secretary Valerie Oliver