

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

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

Absent – Charles Heikkinen and Barbara Wroblewski.

Owners Present – Maxine Johnson, Pam Bello, Devon Bonnie, Penny

Guests Present – Brett Fahnestock, Property Manager, Don Kimball, and Sarah Marshall both of K2NCREST a structural engineering firm and Tracy and Kioni of Structural Concrete & Bonding Company for the lanai repairs to 306 and 506 and Randy Johnson from unit 403.

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 7:00 A.M. Hawaii Standard Time.

CERTIFICATION OF NOTICE OF MAILING

Notice of this meeting was sent to all owners on May 1, 2021.

ESTABLISHMENT OF A QUORUM

A quorum was reached with 3 of 5 board members present.

LANAI REPAIRS – 306 AND 506

Recently it was discovered unit 506 has lanai structural problems similar to unit 306. The engineer and contractor were brought back to this meeting to further discuss the repair options for these two lanais and if there are more lanais with the same problem. The planned repair for 306 was to be done using a steel rod through the column extending out into the phony wall. If there are more lanais with the same problem, is that the best method going forward. The other method discussed here, not really explored in detail, was to install vertical columns at the outside corners from the ground up. The engineer and the contractor discussed the work at length with questions being asked by board members and owners.

Don Kimball, Sarah Marshall, Kioni and Tracy left the meeting.

Motion - Kerry Beasley moved to use the already approved rod design that was previously presented for unit 306 on both 306 and 506 lanai and to not pursue installing columns on the outside corners. Seconded by Valerie Oliver and passed unanimously.

Motion - Valerie Oliver moved to allow up to \$40K per unit (2 units) to be spent for the design, permitting, and repair of the 306 and 506 lanais. Seconded by Kerry Beasley and passed unanimously.

It was stated that the manager needs to inspect the lanais. Unit 304 owner stated she would like her lanai inspected.

APPROVAL OF THE PAST MEETING MINUTES

Motion – Valerie Oliver moved to approve of the March 5, 2021 board meeting minutes. Seconded by Kerry Beasley and passed unanimously.

POOL ADA PROJECT

Motion - Valerie Oliver moved to accept the pool committees written recommendation for ADA upgrades and pool upgrades which includes two diagrams. Seconded by Kerry Beasley and passed unanimously.

Motion - Valerie Oliver moved to circulate pool packets to all owners which include diagrams and written descriptions for ADA upgrades and BBQ upgrades to the pool area. Seconded by Kerry Beasley and passed unanimously.

Motion - Valerie Oliver moved to accept the Maxwell drawing and design dated April 23, 2021 and to circulate it to the ownership. Seconded by Kerry Beasley and passed unanimously.

ADJOURNMENT – The meeting was adjourned at 9:20 A.M. Hawaii Standard Time.



AOAO Koa Lagoon, Secretary Valerie Oliver