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

Owners Present – Bonnie Ruff, Corey Bercun, Devon Balocco, Mark and Iris Newton, Pam and Eduardo Bello, Linda Sink, Oksana, Lois and Arnold Holliway, Patty Dunn, Louise Ajer, Ching Heng Lin (Andy).

Guests Present – Brett Fahnestock, Property Manager, Wendy King and Jim Pereza, potential buyers of unit 403 and Darla Phillips, Hawaii Life REALTOR for buyers, and Don Kimball & Sarah Marshall from K2NCREST Engineering as guest speakers.

LOCATION

The meeting was held over Zoom via the internet.

CALL TO ORDER

President, Marie Bader called the meeting to order at 8:00 AM 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 July 15, 2023, board meeting minutes. Seconded, by Valerie Oliver and the motion passed unanimously.

LANAI SUPPORTS AND REPAIRS

Discussion took place between the board members and owners and Don Kimball and Sarah Marshall of K2NCREST about the temporary shoring and some talk of the permanent fix. One bid has been received to install the temporary shoring and other bids are expected soon. The installation of the temporary shoring is estimated to take about 2 to 3 weeks. The temporary shores can stay in as long as the board and owners would like and the signs limiting weight on the lanais can come down.

Ideas are still being discussed for the long-term repairs for the lanais along with costs which will be shared with the board and owners once the designs and bids are put together. This will be included in the upcoming 2024 Owner Meeting agenda.

ASPHALT SEAL COATING

The asphalt sealing coating and crack filling and striping is almost complete and will be done by the middle of August. The most recent seal coating has entended the life of the asphault. Resealing should be repeated in 2 years for maximum benefit.

SECURITY CAMERAS

The security camera infrastructure is being installed, and the complete installation is expected to be done in late 2023 but the cameras are currently operational. Work is occurring as time allows.

SIGNS

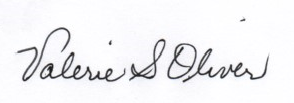
New signs have been purchased for the property for parking and surveillance, and pool rules and hours and other areas and those signs are expected to be installed in the month of August.

BOARD RESIGNATIONS

The board accepted the resignation of Patty Dunn and Charles Heikkenen.

Motion: Kerry Beasly moved to accept the resignation of Patty Dunn and Charles Heikkenen and move to accept the appointment of Marth Fowler to the board to replace one of the vacancies. Seconded by Valerie Oliver and passed unanimously.

ADJOURNMENT - Board adjourned the regular meeting at 9:15 AM HST.



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AOAO Koa Lagoon, Secretary Valerie Oliver