

AOAO Koa Lagoon
Board of Directors' Meeting Minutes
September 19, 2021

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

Owners Present – Maxine Johnson, Pam Bello, Devon Balocco, Bonnie Ruff, Gleb Nechayev and Mark Newton.

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 P.M. 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 five board members present.

APPROVAL OF THE PAST MEETING MINUTES

Motion – Barbara Wroblewski moved to approve of the May 5, 2021, board meeting minutes.
Seconded by Kerry Beasley and the motion passed.

FINANCIAL UPDATE

Management read the August financial report and explained any of the year-to-date variances.

306 AND 506 LANAI PROJECT

Management gave an update that the county is expected to issue the permit for unit 306 any day now and the 506 permit is still seems to be a way off from County approval.

UPDATE ON POOL PROJECT

Marie Bader stated the various departments of the County like Water, Planning, Fire etc., are reviewing the plans for the pool upgrades and thus it takes time for a permit to be issued.

FIRST FLOOR TILE CLEANING

A proposal was received from Surface Solutions to clean, restore and seal the first-floor stone near the elevator as well as the tile near the mailboxes.

Motion: Kerry Beasley moved to approve the estimate from Surface Solutions to clean, restore and seal the stone tile and tile by the mailboxes for \$4,100. Seconded by Valerie Oliver and motion passed.

MAILBOXES

President Bader stated this item will be tabled for a future meeting because of the numerous projects currently going and the lack of urgency for this item. Eventually the Association will need to install new mailboxes.

ROOF FAN PROJECT UPDATE

Management is working to order six exhaust fans which would mean new fans have been installed for the 04 through 07 stacks. That way those new fans can be left on 24 hr. per day 7 days a week. This does not mean the ducts are fixed below but at least the correct sized fans will have been installed on the roof.

ANNUAL FIRE ALARM TESTING

Management is getting a quote to get the fire alarms tested. The fire extinguishers were recently inspected by Maui Fire Control.

ENTRY DOOR LOCKS AND MASTER KEY SYSTEM

Management is asking that all owners using the master key system to change their locks off of the master keyway such that there is not one key that opens many doors. A letter can be sent to owners with the master key system encouraging them to change their locks. Management can work to create a group deal like was done previously where some owners purchased new locks in bulk.

204 LANAI AND 204 COMMON AREA PIPE REPLACEMENT

Unit 204 is under a remodel. The common pipes were replaced when the walls were open in the plumbing chase. The lanai carpet was pulled, and the lanai inspected by Kioni of Structural Concrete & Bonding Company. Kioni recommended the glue be removed so he could inspect for cracks.

SMOKING

Management stated some calls come in periodically about people smoking on property. Just a reminder to all, that smoking is not permitted on property and the owners may get fined.

2022 BUDGET

Management is working on the 2022 budget so it will be ready for approval for the next meeting.

EXECUTIVE SESSION

The meeting is being adjourned so the board can go into executive session.

ADJOURNMENT – The meeting was adjourned at 3:11 A.M. Hawaii Standard Time.

A handwritten signature in cursive script that reads "Valerie S. Oliver". The signature is written in dark ink and is positioned above a horizontal line.

AOAO Koa Lagoon, Secretary Valerie Oliver