

**AOAO of KOA LAGOON
BOARD OF DIRECTORS MEETING MINUTES
July 30th, 2025**

DIRECTORS PRESENT: Patty Dunn-President /Chris Balocco- Secretary / Kerry Beasley / Wendy King / Charlie Bowyer - Treasurer

DIRECTORS ABSENT:

OTHERS PRESENT: Doug Lefler-Hawaiiana

OWNERS PRESENT: Valerie Oliver-606, Ryan Pierson-206, Jim Perez-403, Oksana Grabowicz-405, Devon Balocco- 204, Corey Bercum-401, Bonnie Ruff-304, Pam Bello- 601, Michelle Gilmore- 404, Charlie Bader- 106, Charles Heikkinen- 103, Julie Menish- 604

CALL TO ORDER:

Patty Dunn called the meeting to order at 9:03am HST via Zoom. A quorum was established.

CERTIFICATION OF NOTICE:

Notice of Meeting was distributed to all Board members and posted on property in accordance with State Law on June 13th, 2025.

Approval of Meeting Minutes:

Motion to approve 4-15-25 minutes by Patty, Chris seconded.

Carried: Motion passed by a vote of 3 to 2 (Patty, Chris. Charlie- Approved, Wendy, Kerry- No).

Motion to defer approval of 6-27-25 Minutes by Patty, Chris seconded.

Carried: Motion passed unanimously.

Old Business:

Recording of Meetings- Revisit/Deferred because of 6-27-25 not approved yet.

Site Manager Position- Board will draft a list of roles/responsibilities for the position, submit to Doug at Hawaiiana for a posting on Indeed.

24 Hour Contact- Using Delta Security as an on-call service.

Board Code of Conduct Policy- Any edits submitted to Hawaiiana by Friday, Aug 1st.

Security Camera Policy- Discussion moved to executive session.

Motion to have our attorney review the Security Camera and Parking policies made by Patty, Kerry seconded.

Carried: Motion passed unanimously.

Ratify SCBRI contract for Spalling repairs:

Motion to affirm Structural Concrete Bonding & Restoration to repair the parapet wall at the elevator roof lanai in the amount of \$19,841.09. Carried Unanimously.

Owner's Forum-

Forum took place by owner's present

- Water Meter discussion and updates
- Lanai Support discussion
- Request to schedule annual owners meeting

DATE, TIME AND PLACE OF THE NEXT MEETING

Aug 26th, 2025- 9am HST

ADJOURNMENT:

The meeting was adjourned at 10:27am HST.

Signature:

A handwritten signature in black ink, appearing to be a stylized name.

Date Approved:

Nov 4th 2025