

**AOAO of KOA LAGOON  
BOARD OF DIRECTORS MEETING MINUTES  
February 11, 2025**

**DIRECTORS PRESENT:** Wendy King-President /Chris Balocco- Secretary / Kerry Beasley- Treasurer/  
Charlie Bowyer / Valerie Oliver

**DIRECTORS ABSENT:** N/A

**OTHERS PRESENT:** Sarah Marshall and Bart Lupa of K2NCrest.

**OWNERS PRESENT:** Patty Dunn-107, Corey Bercun-401, Iris and Mark Newton-201, Devon Balocco-  
204, Charlie Bader- 106, Jim Perez- 403, Andy Lin- 406, Bonnie Ruff- 304, Pam  
Bello-601, Arnold Holloway- 503, Oksana Grabowicz- 405

**CALL TO ORDER:**

Wendy King called the meeting to order at 12:00 PM 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 February 8, 2025.

**APPROVAL OF MINUTES:**

Prior BOD Meeting Minutes were approved unanimously 3/10/24ES, 3/15/24ES, 3/25/24ES, 10/29/24,  
12/2/24ES,12/20/24ES.

**New Business:**

The Parking Policy was sent to owners along with the meeting notice. Owners were reminded of the policy and that enforcement of the policy will commence. Owners in violation of the policy were given until March 15, 2025 to correct their violations and reminded that fines &/or towing of their vehicle could incur.

Owners were told that three bids have been received for the Water Meter Vault upgrade ranging from \$61,850 to \$119,358. The timeline for water shutoff ranged from approximately a couple hours over a two-day period to a couple of weeks for several hours. The BOD would be discussing the bids in Executive Session and any Action would be announced, if taken.

Lanai Repair bid options were discussed. Engineers from K2NCrest were invited to the meeting to answer any questions from owners. Bid options included FRP fiber strips entailing approximately ¼" cuts into the lanai floors. Steel columns. Concrete Block columns. Concrete Poured columns. Also, new railings. Bids ranged from approximately \$82,000 to \$1,186,000. This agenda item was for discussion and Q/A only and no action was taken.

**Executive Session:**

Executive Session Meeting Called to Order: 1:15PM HST

Approval for Water Meter Vault Upgrade- \$61,850.00- Akau Construction LLC. was unanimous.

**ADJOURNMENT:**

The meeting was adjourned at 2:34 PM. HST.

Signature:



Date Approved:

4-20-25