**ASSOCIATION OF APARTMENT OWNERS OF MAUI SUNSET**

**Board of Directors’ 2nd Quarter Meeting**

**Meeting held at Hawaiian Island Humpback Whale Sanctuary**

**Observed via Zoom**

**May 13, 2022**

**BOARD MEMBERS PRESENT**

In person: Debra Flynn, *President*; Steve Meyer, *Vice President*; Blain Nelson, *Secretary*; Walt Smith, *Treasurer*; David Doyle, *Director*

Via Zoom: Ryan Byzant, *Director*

Absent: Perry Brassington, *Director*

**OTHERS PRESENT**

Jason Carter, *Resident Manager* Leslie Richardson, Recording Secretary

Shannon Sheldon*, AOAO Counsel*

1. **CALL TO ORDER**

President Debra Flynn called the meeting to order at 11:04 am HST. Leslie Richardson will be taking the Minutes for the meeting.

1. **DECLARATION OF A QUORUM**

Roll call and a quorum was declared.

1. **CERTIFICATION OF NOTICE OF MEETING**

It was certified that a Notice of Meeting and Meeting Agenda were sent to all owners and directors and posted on property in accordance with Hawaii state law on May 7, 2022. The meeting will be conducted using the most recent version of Robert’s Rules of Order. Please follow the Rules of Conduct adopted in August of 2021.

1. **APPROVAL OF MINUTES**

**Motion**: Waive reading of minutes of the January 28, 2022, first quarter Board meeting and approve as written.

**Carried** unanimously

**Motion**: Waive reading of minutes of the March 31, 2022, Special Board meeting and approve as written.

**Carried** unanimously

1. **OFFICER REPORTS**
2. **President’s Report:**

Debra Flynn presented highlights of the President’s report.

1. **Treasurer’s Report:**

Walt Smith presented a condensed Treasurer’s report.

1. **RESIDENT MANAGER REPORT**

Jason Carter presented highlights of the Resident Manager’s report.

1. **COMMITTEE CHAIR REPORTS**
2. **Amenities & Timeshare**

Blain Nelson presented highlights of the Amenities report.

**Motion**: Motion to approve the storage rental agreement

(*Debra Flynn/Blain Nelson*)

**Carried** unanimously

1. **Building & Long-Range Planning**

Ryan Byzant presented highlights of the Building and Long-Range Planning report.

**Motion**: To approve the Norrie Construction DCDA bid of $130,720 and any additional cost due to emergency repairs required if damage to sewer line, not to exceed in total, $230,000.

(*Ryan Bazant/Debra Flynn*)

**Carried** unanimously

**Motion**: To approve the Allen’s Plumbing Sewer Manhole bid of $33,362.

*Ryan Bazant/Steve Meyer)*

**Carried** unanimously

**Motion**: To approve purchase of 285 hallway lighting units (unit #20011-BRZ) at a price of $70/unit, plus shipping and tax, subject to Board review and approval of a sample unit.

(*Ryan Bazant/Walt Smith)*

**Carried** unanimously

1. **Rules & Regulations**

Debra Flynn presented highlights of the Rules & Regulations Report.

**Motion**: To allow no more new stored cars, prepare a communication to owners and establish a committee to analyze the parking situation with assistance of counsel.

(*Debra Flynn/Blain Nelson*)

**Carried** unanimously

**Motion**: Motion to require all storage tenants enter into a new rental agreement effective June 1, 2022, for a one (1) year term and thereafter on a month-to month basis, for a period not exceed more than five (5) years without owner approval as required under HRS §514B.

*(Debra Flynn/Blain Nelson)*

**Carried** unanimously

1. **Grounds & Beach**

Leslie Richardson, former chair of Grounds Committee, delivered highlights of the Grounds Committee Report

**Motion**: To amend the Schedule of Fines to include an Appeals Process for violations of the Declaration, Bylaws and House Rules.

(*Debra Flynn/Steve Meyer*)

**Carried** unanimously

1. **Communications**

Steve Meyer presented highlights of the Communications Report.

1. **UNFINISHED BUSINESS**

The Board ratified the restatement of the Bylaws.

President Debra Flynn announced the results of the Bylaw Amendment Ballot. The individual results are noted below:

Table

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1. **NEW BUSINESS**

No new business

1. **Meeting Adjournment**

The meeting adjourned at 1:15 pm HST.

Approved (date):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Initials:\_\_\_\_\_\_\_\_\_\_\_