

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*

I. 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.

II. DECLARATION OF A QUORUM

Roll call and a quorum was declared.

III. 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.

IV. 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

V. OFFICER REPORTS

a. **President's Report:**

Debra Flynn presented highlights of the President's report.

b. **Treasurer's Report:**

Walt Smith presented a condensed Treasurer's report.

VI. RESIDENT MANAGER REPORT

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

VII. COMMITTEE CHAIR REPORTS

a. Amenities & Timeshare

Blain Nelson presented highlights of the Amenities report.

Motion: Motion to approve the storage rental agreement
(*Debra Flynn/Blain Nelson*)

Carried unanimously

b. 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

c. 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

d. 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

e. Communications

Steve Meyer presented highlights of the Communications Report.

VIII. 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:

	Amendment	YES	NO
#1	Managing Agent	32.4039%	14.3720%
#2	Remove outdated language	43.5558%	3.6325%
#3	Vote by mail or electronic trans	29.7149%	17.3112%
#4	On-island requirement	17.9981%	29.0280%
#5	RM may post mtg notice	47.0729%	0.4862%
#6	Expense reimb to AOA or RM	45.9605%	1.5986%
#7	Maintenance fees monthly	46.1490%	1.4101%
#8	1% of Operating Budget	44.8524%	2.1517%
#9	Electronic Mtgs (in state of emer)	26.7264%	20.4619%
#10	CPA or auditor may do Treas duties	43.4137%	3.6124%
#11	Protects employees against claims	44.4126%	2.6135%
#12	Cumulative voting	23.1932%	23.9951%
#13	Director removal	18.8128%	28.2601%
#14	Electronic Mtgs (no state of emer)	26.5379%	19.5624%

IX. NEW BUSINESS

No new business

X. Meeting Adjournment

The meeting adjourned at 1:15 pm HST.

Approved (date): _____

Initials: _____