

Fern Acres Community Association Board Meeting Summary

Date: March 18, 2026 Time: 9:03 AM – 11:41 AM

Board Members Present: Christi Fields, JR Paikuli, Patti Pinto, Mark Laret, Hank Schultz.

Board Members Absent: Claudia Ziroli with excuse.

Visitors: Kaulani Bright Perdomo, Keikilani Bright Perdomo, Napa Ramsey, Ricky Ishibashi, Albert Santiago, Stewart Studer, Brian Fields, George Wellman, Felix Dela Cruz, Julia Mitchell, Laila, Moire-Selvage, Ditas Fleck, Jason Fleck, Patty Goodwin, Vivian Tollner, James J. Franco,

President's Report:

February Minutes: Patti motioned to defer approval of the February minutes to allow time for vetting a memo/corrections provided by Ditas Fleck. Seconded by Christi. Passed (to be reviewed in April).

Controversy: Extended debate regarding Roy's eligibility to serve on the board and as Road Chairman, as he is an Associate Member and does not own property/pay road fees (raised by Ditas Fleck. and James Franco). Concerns were also raised about privacy regarding road fee payments.

Precedent: JR noted that there is a precedent for non-property owners serving on the board due to past procedural oversights, but acknowledged the need to follow bylaws correctly moving forward.

Motions Passed:

Dismissal: JR motioned to officially dismiss Roy as a voting member of the Board of Directors to comply with bylaws. Passed 4:1 (Mark opposed).

Associate Status: Hank motioned to officially designate Roy as an Associate Member. Passed 4:1 (Christi opposed).

Board Elections & Appointments

Candidates for 3 Vacancies: Vivian Tollner, Julia Mitchell, Felix Delacruz, Laila Moire-Selvage, Patty Goodwin.

Elections:

Julia Mitchell was elected to the board (motioned by Christi) and subsequently appointed as Treasurer (unanimous).

Laila Moire-Selvage was elected to the board.

The Board voted to reserve the remaining third seat for the next meeting.

Conflict of Interest/Transparency: Hank and Ditas noted that Julia and Claudia serve on both the FACA board and the HUB board, necessitating proper disclosures and MOUs regarding grants and property.

Road Committee:

Leadership: Roy will be retained in an acting role as Road Chairman at JR's request to keep road work moving.

Emergency Safety & Addressing (Highly Discussed): * Strong community support for labeling roads/poles for emergency responders.

Elana shared a critical incident involving a neighbor's death where someone had to run to the road to flag down the ER.

Felix advocated for visible numbers and color-coded road paint.

Roy noted Helco complaints about pole numbers and suggested spraying the roads instead (similar to Eden Roc). Stencils (6") are available.

Action: Road Committee to pursue stenciling.

Roy requested and received verbal approval to purchase cold mixer for patching roads within the current budget. Laila will continue to take notes for future Road Committee meetings.

Patti requested the Road Committee replace missing street signs this year (Roy estimated \$1k for signs).

Postal Service (Cluster Boxes): Roy discussed the potential for USPS cluster boxes.

Challenges: High installation cost (~\$100k), requires federal coordination, location planning, and potentially 16 hours of security.

Potential Solution: Subscription model for residents (est. \$86/year per subscriber) starting with an initial 250 boxes. Needs further planning.

Policy Committee: Met March 12, meeting again March 25. Planning an online survey/paper ballot for FACA members to vote on bylaw changes before July.

Public Safety: Volunteer Fire team is being dispatch to respond to fires again, thank you for your letters of support.

Neighborhood Watch: Reported a drug bust on Hibiscus (3 suspects still wanted). All reported crimes were between known parties.

CERT: Normal training was canceled due to the recent Kona Low storm. Volunteers, including the road crew, spent 3 days clearing branches and trees from driveways.

Food Pantry: Successfully distributed 144 food bags in one hour.

Upcoming Events:

Annual Picnic scheduled for Sunday, July 19, 2026.

Mulch/green waste and tire drives are ongoing (Board presence required).

Old Business: Office Operations: Felix and Christi requested consistent office hours. JR is actively working on this with the Policy Committee (contact John@paikuli.com).

Executive Session: The meeting concluded with a 30-minute executive session to discuss legal actions regarding FACA policies/procedures and to review office manager/bookkeeper roles.

Meeting adjourned at 11:41 AM.

Laila's Board Meeting Notes: 3/18/26 (started at 9:03am)

o Board Members Present: Christi, JR, Patti, Mark, Hank

- o Vivian: name correction
- o Ditas Fleck: clarifications on petition and correction to the minutes
- o Patti: adopt this memo to the minutes, Christi second, JR and Hank, Mark: Oppose, vet it before we add it to the minutes, at the next board meeting,
- o February minutes as presented, accepted? Patti says we should to defer approval, Christi second, passed to be reviewed in April
- o Ditas Fleck: 1) Roy as associate membership to keep as road chairman, nnot valid and referenced specific bylaws (not on the committee without owning a lot), $\frac{2}{3}$ vote of membership meeting if want to change bylaws; 2) Roy is accepting road payments, breach of privacy according to State laws, will go to AG
- o Roy: I have no access to people's information, match records
- o Christi: she went in to pay her road fees, didn't have credit who up, but he accepted payment and wrote receipt, blocking people from volunteering, office never open
- o JR: Policy and procedure meeting, looking at clarifying these issues
- o Roy/Christi accused each other of lying
- o Patty Goodwin: can one of you (board) log in to the computer to see what he (Roy) can see?
- o James Franco: Section 5 in the bylaws, associate membership, kick him out: vote of the majority vote of directors
- o Ditas Fleck: not doubting experience, board's job is to follow to the bylaws and there are clear rules that he cannot be a board member, JR said yes he can if an associate member, she said: don't agree he could be on board if he becomes associate membership; Opinion: associate member should not be a director, no skin in the game, Bylaws are very ambiguous
- o James Franco: honorary membership in section 6 that anyone can sit on board of directors, but he would not have a vote
- o Patti: working on clarifying these sections, if you are a renter or household member, you still have skin in the game and have full status in the community well being
- o JR: confusing, explained various memberships as they stand now
- o Brian: Fire Captain of Hawaiian Acres made a honorary member
- o Ditas: fine if Roy becomes associate member, but we don't agree that he should be on the road committee.
- o Roy: are these people really in good standing? Have to have membership fee and road fees paid to be in good standing
- o Patty Goodwin: we have until the end of March to pay up and office didn't mail it before end of December
- o George Wellman: my understanding that this is not the first time this has happened, this is the third time a nonproperty owner has been on the board/road crew? JR: true; George: then there is precedent there;
- o JR: why it's been refered to policy committee, we had renter on board from oversight, no formal procedure to vet anyone joining the board, we agreed to retain them and made him an associate member; procedural error that has not been corrected, legal action has been taken

- o JR: address Roy's membership, need to take action on this to follow the bylaws, rubs people wrong sometimes, make the motion to dismiss Roy as a member of this board, Patti seconded, all in favor (4:1, Mark opposed); does not lessen Roy's efforts, officially dismissed as board member
- o Hank: make motion to make Roy an associate member, Mark seconded, 4:1, Christi No, Roy is an Associate Member
- o JR: Add Executive Session for legal action, 15 minutes at end of meeting, not decisions or actions, just discuss, and then adjourn meeting after that (all in favor, carries)
- o Ditas F./Patty G: opposed, Lawyer communications about Roy being associate member?
- o JR: we don't have that on hand but will confirm
- o *Potential Board Members: 3 vacancies on the board, Vivian, Julia, Felix, Roy, Laila*
- o Laila Moire-Selvage - communications
- o Vivian Tollner (retired to serve and to help, controversy, need strong for good book keeper/treasurer, written treasurers report/transparent, degree in accounting, want to help)
- o Julia Mitchell (health, 6 years on Plumeria, feel there's real change that needs to be done, tighter community, park/walking path, book keeping experience, board membership experience)
- o Hank: HUB/Board vs Fern Acres Board membership conflict of interest (Claudia and Julia are on both) - disclosure key to membership.
- o thoughts on post office boxes in the neighborhood? Huge issues in HPP, would defer to residents; Elana – Our FACA board and Vibrant Hawaii decision making which would compliment situation with voting?
- o Puna Makaukau raises funds with grants, Fern Acres as 501c4 cannot receive grants; FA board approves asphalt we are sitting on, funded by a grant that Puna Makaukau got; Ditas - 50% overlap of boards, needs a disclosure, Patti we will have one (MOU for FACA? PMM buys something for this property, becomes property of FACA? FACA says no that there's not relationship and no tax relationship)
- o Felix Delacruz: living here for 10-11 years, neutral party, have to prove me wrong, I don't like how things are going, treasurer for my kids judo club, fire dept volunteer last 10 years, got complaints then put yourself in there; Communication needs improvement, it's bad, did not get road maintenance fee and I want to fix it, get monthly updates from association in O'ahu, working with Spectrum for several years, want to sue because someone put something on the poles, but numbers on the roads (color codes, paint them: fluorescent Orange? = orange means damage);
- o Roy: If allowed, want to continue asking positive improvements, lots of road crew does, comes from better leadership and right direction, as Road Chairmen my job to provide them whatever they need, Helco got complaint about pole #s, spray the roads then; Communication is one, improve this, All the bylaws to better communicate them to community; Bylaws for the betterment of entire community; volunteering/18+ yrs construction field, hit the pavement running, find right people for projects
- o Ditas: why Roy was voted as associate member, Article 5, setion 5 vacancies
- o Alexandra: Does Roy have access to our Quickbooks? Who has access? Roy: No, Maria has access and no one else has password but he has backup password if she is unavailable, JR also has access

- o Felix Delacruz: Quickbooks info? Name, address, balances owed, and any TMK info
- o Ditas: Roy is incorrect, county does not have an API, derive address for owners, but that is not happening
- o JR: motions to fill board members?
- o Hank: motion to elect Roy
- o Christi: motion to elect Julia, motion passed, took a seat
- o Hank: motion to reserve one seat for next meeting, Mark second, all in favor (Roy)
- o Hank/JR: Laila voted on
- o Julia/Laila are voted in as members (people vetted before this meeting)
- o Motion to appoint a treasurer? Julia said she would, Christi motioned, second Patti, unanimous (no treasurer's report)
- o Audit Committee: not necessarily public, not a quorum of the board at any committee meeting so Board rules do not apply; conduct business to task assigned, no disruptions, Audit Chair is Treasurer and can decide to make public, supposed to take minutes
- o Ditas: no minutes taken for Road Committee, Roy - no minutes,
- o JR: always open to public and report to Board afterwards, Laila taking notes and recording
- o George: Figure out AI transcript, for informational accuracy
- o Brian: donated AI recorder to secretary
- o Road Committee Chairman: not something we can't keep vacant, JR has asked Roy to stay on to keep road work moving forward until replacement/retained and acting roll, etc; Roy: not enough members but not a quorum but still had meeting, numbers on the pole, suggested that we spray the roads since we own the roads, for emergencies, Eden Roc has them at every intersection, people willing to donate paint and time, stencils made by former treasurer (6" numbers)
- o Felix: Homeowners should have numbers on front of your house, make it visible
- o Elana: my neighbor died, had to run out to road to have ER see us
- o Roy: not everyone has an address, not always assigned a road address, pole number is often used to find people in a subdivision, road numbers would
- o Patti: request road committee to replace signage this year, signs where letters or signs have disappeared (yes, Roy said \$1k for signs)
- o Brian Feilds: Volcano or Kea'au (12-20 minutes for response), agree with painting numbers
- o George: concerns about paint on roads, middle of road would last longer, ask 911 to dispatch/activate Fern Acres volunteers for quicker response
- o Roy: request to purchase cold mixer to continue to patch our roads, in current budget? Yes. JR: fine; Road Committee passage stenciling to poles and/or road
- o Roy: Post Master on cluster boxes for Fern Acres, fork the bill for actual boxes and installation and for the federal worker to stuff the boxes, and for 16 hour security (installation alone was \$100k); still would need to be stamped? Coordinate with federal worker, yes/no or

approval but cost is worry), Patti: **subscription for these**, need area for it, lots of planning needed; move fence? 16 hours of security? Rental fees to cover all (\$86/year per subscriber, culster boxes as needed, start with 250, can always add more)

- o Nominating Committee
- o Policy Committee: met on March 12, worked on section 1 and section 5, meeting again on March 25 at 6pm; Ditas: what is the process? Patti: Online survey or paper ballot and voting takes place before July meeting, membership vote for FACA members; JR: policies committee, then to board, then voted on by FACA members; Road issues voted on by every member and Bylaws voted on by FACA members (\$35) - 2/3 present? Hank: majority of the votes received; 2/3 are for road votes; at annual meeting or at special meeting; Felix: certified mail, how do I know if I got a ballot or not; members can bring forth Bylaws changes? Submitted ASAP to Patti or Claudia
- o Public Safety: Fire Dept - Brian, dispatched to care fires, got lots of letters from community; monthly meeting got canceled due to volcano; NW - Christi, drug bust on Hibiscus, 3 people still wanted, all crimes reported were between known parties
- o CERT: couldn't do training this month but cancelled because of storm/outage, Volcano recovery action; HUB: next month to report; appliance drive but sent road crew to cut branches and trees out of people's driveways for 3 days, and community members helped, quick clean up of roads
- o Food Pantry: Roy - made 144 bags went in about an hour, started at 10am and ended at 11am; volunteer giving bags to those in need
- o Puna Makakau; storage, signs, equipment, not food purchase
- o Annual Picnic: Sunday, July 19, 2026
- o Condemn vandalism of road truck fuel line,
- o Patti: emergency preparedness, personal obligation to be ready; Prepare yourself then you can help neighbors
- o Julia: priority to make road committee whole again
- o Christi: November or October - mulch, tire drive, appliance drive/green waste (board members needs to be present)
- o Felix: Consistent office hours - JR: working on that!
- o Office Manager? Email JR - John@paikuli.com
- o Executive Session (30 minutes): Legal Action Fern Acres Policy/Procedures working with attorneys and will provide more info when we can; also reviewing office hours + manager/book keeper roles
- o Meeting ended at 11:41am