

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
May 5, 2015

Board Members Present: Judy Beneventi, President; Mike Luckado, Vice President; Bill O'Connell, Treasurer; Edy Salenger, Secretary; and Director Joe Schultz,

Board Members Present: Mike McDole and Tom Logan, Directors
(By Telephone)

Owner Present: Jamie Marusich, E201

Other Attendees: Alexander Gat, Destination Maui, Inc.; Sam Schreiner, Site Manager; and Louise Rockett, Recording Secretary

I. DECLARATION OF QUORUM

A quorum was declared with seven Directors present either in person or by telephone.

II. CALL TO ORDER

President Judy Beneventi called the Wailea Fairway Villas Association of Apartment Owners Board of Directors' Meeting to order at 9 a.m. The meeting was held at Wailea Fairway Villas, Wailea, Maui, Hawaii.

III. PROOF OF NOTICE

It was certified Notice of Meeting was sent in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

IV. CONSENT CALENDAR

The Board reviewed the Minutes of the February 26, 2015, Board of Directors meeting, and several changes were noted.

MOTION: To approve the Consent Calendar, as follows: Minutes of the February 26, 2015, Board of Directors Meeting as amended.

O'Connell/Salenger Unanimous Approval

V. PRESIDENT'S WELCOME

The President welcomed Director McDole to the Board of Directors.

VI. TREASURER'S REPORT

Treasurer O'Connell updated the Board on the financial status of the PV System and the three months ending March 31, 2015. Variances in revenue and expenses, both over and under target, were noted and explained.

VII. SITE MANAGER' REPORT

Mr. Schreiner submitted a written report. It was reviewed, updating the Board on Association activities and projects, as follows: 1) Bird proofing; 2) Tree trimming and removal; and 3) Challenge of soliciting bids for construction of trash enclosures. Options for the installation of the trash enclosures were evaluated. The next steps are to 1) solicit insurance advice; 2) move forward with the associated landscaping work; and 3) the solicitation of bids for the "cuts".

VIII. MANAGING AGENT'S REPORT

Mr. Gat reported that there is one delinquent owner.

IX. PRESIDENT'S REPORT

The President reported that the Annual Owners Meeting "went really well". Further, she noted that some of the Directors have been attending the Maui Condominium Council seminars. The President has information gathered at the seminars, and they are available to the Board and owners.

There was a review of the Association Website. With numerous hits experienced, the goal is to keep it up-to-date. Contents of the pages were noted.

The President updated the Board on the potential vacation rental situation. Guest registration forms and policy have been modified to include an abbreviated listing of the Association rules and regulation.

X. OLD BUSINESS

A. Privacy Partitions

Director Salenger reported owners serious about wanting a privacy enclosure are encouraged to work with the Board in the standardization of an official design and materials. It was noted that the design would need to have the approval of the Wailea Community Association. Optional designs and associated rules were considered.

The Board agreed on the following: 1) Mr. Gat to research handyman rules; and 2) Director Salenger and Mr. Schreiner will work further on the plan to clarify rules regarding first floor partitions versus second floor partitions.

B. PV Status Update

Mr. Schreiner updated the Board on the status of the PV System. Haleakala Solar is projecting the installation to commence on May 11, 2015. The Rec Center will be closed during the construction. At the same time, the pool work will be accomplished. Project logistics were discussed.

The responsiveness of the installer was questioned. The owners need to be kept informed about the project schedule, with an email blast and notice posting on the unit doors.

Following discussion, the President summarized that the Board wants to authorize Haleakala Solar to move forward with the installation.

The Treasurer updated the Board on the tax status. He recommended a tax attorney be consulted.

Further, it was recommended to post a slide show of the major Rec Center projects on the Website, including, the fitness center upgrade, kitchen refurbishment and PV System installation.

C. Rec Center Update

The Rec Center cardio equipment has been purchased and shipped, with delivery anticipated in about three weeks. Subsequently, the contractor will install the fitness equipment. The installation of the weight equipment is another four weeks later.

The old cardio equipment will need to be removed prior to the installation of the new equipment. Options were assessed, including removal and donation to Job Corps. It was agreed to explore other alternatives, including posting on Craig's List offering the equipment for free and requiring the person to sign a waiver of liability as drafted by Director Salenger.

It was agreed to contact Job Corps and ask for a decision by the end of the week. If that plan is not successful, then a post will be made on Craig's List.

D. Kitchen & Barbecue Project Update

Director Luckado updated the Board on the status of the Kitchen & Barbecue Project. Work on this project was deferred until the other Rec Center work is completed. Bids were solicited but were considered high. The work, he said, could be conducted in-house to save the Association money.

E. Safety Hedge Status

The President reported that the insurance representative is going to inspect the status of the hedge.

F. Update on Residence H101

Director Salenger reported that the rent on unit H101 has been lowered to \$2,500 a month, and tenants are moving in this week Friday. The foreclosure status of the unit was discussed, and the tenants have been given full disclosure.

XI. NEW BUSINESS

A. Barbecues

The President conducted a walk-thru of the property. Some of the owner-owned barbecues are very large and extend beyond the footprint of the lanais. The rules were cited: Owners are not permitted to have barbecues in the common area. Open fires are not allowed as well. Some are located within six inches of the pillar.

The President suggested a reminder be published in the newsletter, asking owners to keep the barbecues away from the pillars. An option is to change the House Rules. It was agreed that education of the homeowners is preferred over adopting another House Rule.

B. House Rules Review

The President reviewed the House Rules a number of times, and she reported that they are "in good shape". She had questions, however, about rules related to service dogs. The Condominium Council of Maui is planning a seminar on this topic, and she will be attending to learn about this litigious matter. There are currently no issues or problems related to service animals.

C. Insurance Deductible

The prior Insurance Resolution was adopted, and Director O'Connell noted the document is acceptable and does not need to be changed. However, he suggested owners be notified that the deductible amount is now \$5,000. Owners should be reminded that Proof of Insurance is required in a letter and on the website. Mr. Gat was tasked to update the owners by mail about the changes.

XII. NEXT MEETING DATES

The next Board Meeting dates were posted on the Agenda, as follows: August 20, 2015; and November 11, 2015.

XIII. EXECUTIVE SESSION

The Board moved to Executive Session at 10:30 a.m.

Respectfully submitted,

Louise Rockett, Transcriptionist

Approved for distribution by President Judy Beneventi