

Association of Apartment Owners
Wailea Fairway Villas
Board of Directors' Meeting Minutes
January 29, 2016

Board Members Present: Judy Beneventi, President; Mike Luckado, Vice President; Edy Salenger, Secretary; Bill O'Connell, Treasurer; and Directors (In Person) Joe Schultz and Tom Logan

Board Member Present: Mike McDole, Director (By Telephone)

Owners Present: John and Joan Moore, W102; Jamie Marusich, E201; Dennis Sukiyaama, G201

Other Attendees: Susan Gregory, Destination Maui, Inc.; Sam Schreiner, Site Manager; Josh Berkeley, Maintenance Assistance; 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 9:00 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 on January 6, 2016 and it was posted on property in compliance with Hawaii State Law.

IV. INTRODUCTIONS

Introductions were made at this time.

V. APPROVAL OF MINUTES

MOTION: To approve the Minutes of the November 11, 2015, Board of Directors' Meeting.

Schultz/Logan Unanimous Approval

The President declared the Minutes approved, and the document will be posted on the website.

VI. TREASURER'S REPORT

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Treasurer O'Connell submitted a written report, updating the Board on the Association's financial results for the 11 months Year-to-date, November 30, 2015.

Variances in the Budget, both over and under target, were noted and explained, including the PV System, utility expenses, and repairs and maintenance. According to the Budget, a loss of \$46,300 was anticipated. The actual loss was \$24,200, or \$22,100 less than budget.

The Cash balance at the end of November was \$330,800, \$50,100 below the \$380,900 balance at the beginning of 2015.

At the end of November, the Replacement Reserve Fund was at the 69% fully funded level, slightly below the short-term 70% goal.

The Association is in sound financial health.

The Treasurer answered questions.

VII. SITE MANAGER' REPORT

Mr. Schreiner previously emailed a written report to the Board. It was dated January 29, 2015. He provided an update on Association projects and activities, including Landscaping, Building/Project Maintenance, Work in Progress, Planned Projects and Deferred Projects.

There was discussion about the cleaning of the solar panels. In-house personnel will watch the contractor clean the panels one time to see how it is done, then do the cleaning in-house after that. Prior to in-house cleaning of the panels, it will be determined if there is a warranty of the panels and whether or not cleaning is one of warranty terms.

Josh and Sam attended a couple of different seminars, including: 1) Concrete Spalling, Prevention and Repair; and 2) Reclaimed Water.

With Mr. Schreiner now on Medicare, the Association will save a significant amount of money monthly on the cost of his medical plan.

The President had questions about the Dumpster Enclosures. She considered this project a safety concern and suggested fixing one "simply" as a pilot project. Mr. Schreiner had challenges soliciting a bid due to the small size of the project. Other Directors agreed that the project should move forward, prioritizing work on the first enclosure.

Director Logan will work with Mr. Schreiner to identify which enclosure area to address first and to clarify the scope of the work. Ms. Gregory and Mr. Schreiner will solicit bids. It was suggested to defer the work until 2017, scheduling the work at the same time as the re-asphalt of the parking lot.

Mr. Schreiner noted the owners with lanai privacy screens are now in compliance.

Mr. Schreiner answered questions the Board and owners had.

There were questions about the billing of Island Plant Special Project hours. It was recommended that there be an update on hours used on Special Projects, delineating the project, materials and hours on a spreadsheet. This was considered important.

Ms. Gregory will ask Island Plant for this monthly report. If the contractor will not follow up, Ms. Gregory and Mr. Schreiner will provide the report for the Board.

The President asked that the valve box repairs be included in the list of Special Projects the contractor can upgrade.

Director Schultz suggested units be inspected for the condition of water hoses, replacing the old rubbers hoses with more flexible stainless steel tubing.

VIII. PRESIDENT'S MESSAGE

The President thanked Director Luckado for the video posted on the website, updating the owners on upgrades to the kitchen and grill area.

VIII. OLD BUSINESS

A. Sewer Inspections

Ms. Gregory was tasked with researching this budgetary line item, with results presented to the Board prior to the next budget cycle.

B. Emergency Preparedness

Director Schultz noted he was unable to attend the Certified Emergency Response Training (CERT).

After-the-Event training is the next step. Director Schultz would like to address this, organizing a response team of residents to assess damages, man phones and determine the safety of all residents. The President will include an article in the newsletter seeking volunteers to serve on the Association Emergency Response Team Committee. Director Schultz will compile information for the article, outlining duties and posting the date of the next CERT class.

C. Pool Furniture

It was noted that there is pool furniture available at Costco. The cost is \$112. It was suggested to replace the frayed and rusted lounge chairs. Mr. Schreiner was asked to replace the chairs and side tables at the same time, as necessary.

MOTION: To authorize Mr. Schreiner to spend up to \$2,000 on the replacement of outdoor pool furniture, as necessary.

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Salenger/O'Connell Unanimous Approval

D. Gravel Retention

This item might be included on the list of Special Projects by Island Plant. The President asked for a project update. The pros and cons of moving forward were evaluated. Director Luckado, Mr. Schreiner and Mr. Berkeley will work together on evaluating the situation, in an effort to determine the next step to take on this labor-intensive project.

Priorities were discussed. It was agreed to press forward with the irrigation work first under Island Plant Special Projects.

IX. NEW BUSINESS

A. Emergency Pool Telephone

The emergency pool telephone has been installed. An outgoing line only, it is a direct line to Wailea Golf Security.

B. Window Screens

There was discussion about screening, including vendor, screen sizes, frames, costs and cleaning. Proposals were suggested to present to owners, including replacement of screens versus replacement of screens and frames.

C. Annual Owners Meeting

The President asked for data requested by owners at the Last Annual Owners to include with her report: 1) Percentage of rental owners; 2) Potential of individual PV for installation on the residential buildings; 3) Cable and WIFI upgrade; and 4) Answers to Proxy questions.

X. OWNERS' FORUM

There was an Owners' Forum: 1) Proxy assignment; 2) Dumpster enclosure safety concerns; and 3) Screens, with suggestion to designate mesh size or style as Better View.

XI. NEX MEETING DATE

The next meeting is the Annual Owners Meeting scheduled for Saturday, March 12, 2016. The Organizational Board of Directors' Meeting will follow the Annual Owners Meeting.

XII. ADJOURNMENT TO EXECUTIVE SESSION

The Board adjourned to Executive Session at 10:21 a.m.

Respectfully submitted,

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Louise Rockett,
Transcriptionist
Approved by the BOD 4/18/2016