

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
ANNUAL OWNERS' MEETING
Saturday, January 16, 2021**

CALL TO ORDER:

President Adams called the Annual Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order on Saturday, January 16, 2021 at 9:05 a.m. at Wailea Fairway Villas, Maui, Hawaii, on lawn area in front of Building P.

INTRODUCTIONS:

Directors Present: Dennis Adams, President/Treasurer; Edy Salenger Vice President; Rick Duguay, L.A. Bannowsky, Tim Engberg, Directors.

Directors Absent: Renee Stigers, Secretary and Kristi Dunning, Director.

Others Present: Steven Berger, Site Manager; Miriam Loetscher, Executive Assistant, Destination Maui, Inc; Ladini Conder, Recording Secretary, Aloha Office Services.

ESTABLISHMENT OF QUORUM:

The By-laws of the Association of Apartment Owners of Wailea Fairway Villas specify that a quorum exists when there is present at any meeting, in person or by proxy, a majority of apartment owners.

President Adams announced that owners comprising 56.4630% are present in person or represented by proxy, thus constituting a quorum.

NOTICE OF MEETING:

A notice of this Annual Meeting was sent to all owners of record. A copy of this notice will be made a part of the Annual Meeting file.

PARLIAMENTARY AUTHORITY:

Robert's Rules of Order, Newly Revised, will be the governing authority for this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statutes 514B. The meeting is being conducted in accordance with the guidelines as outlined in the County of Maui Public Health Emergency Rules, last amended on December 20, 2020.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES:

The minutes of March 9, 2019, Annual Owners Meeting were included with the information distributed to owners at registration.

Motion: *To waive the reading of the 2019 Meeting Minutes. (Young/Tripp)*

CARRIED unanimously.

Motion: *To approve the Annual Meeting Minutes dated March 9, 2019 as presented. (Schultz/Walsh)*

CARRIED unanimously.

REPORTS OF OFFICERS:

Motion: *To waive the reading of the Report of Officers. (Deardorff/Schultz)*

CARRIED unanimously.

All reports were included in the meeting packet provided to Owners at Registration

President's Report

Site Manager, J.D. Livingstone was replaced shortly after Labor Day 2019. Mr. Steven Berger was his replacement. Prior to his new position as Site Manager, Mr. Berger was the Association's Account Manager with Destination Maui Inc. Mr. Berger brings with him a wealth of hospitality and property management experience to Wailea Fairway Villas.

In November, the Board authorized a major pool refurbishing including draining, cleaning, pump, and heater replacement. A pump, filter and heater for the spa was added along with enhancement of the dividing wall between the pool and spa. Additionally, the pool was returned to saline. The project was completed by year end. Mr. Berger did a wonderful job in managing a very challenging project.

In December, the House Rules were updated.

Treasurer's Report

In May the Board authorized the hiring of McCaffery Reserve Consulting to conduct a complete, onsite Reserve Study. The Reserve Study had not been updated in five (5) years; therefore, several significant changes were made in 2020. The study is available on the Association website for review.

The year ended in a strong financial position with an operating fund balance of \$347,343 and Reserve funds of \$1,878,354. The Reserves are 83% funded.

Site Manager's Report

For the period October 1 to December 31, 2019

When I started at the property on October 1, 2019 tree trimming was a priority and I worked with Island Plant Company to have the coconut palms trimmed at the end of October. The Hong Kong Orchids and Olive trees were trimmed in December.

The condition of the pool was not up to standard and I started working with various vendors to gather bids for a major project. These were presented to the Board for approval.

The services of two vendors were engaged. One to treat the black algae in the pool, with the goal being to eradicate it with algaecides, to drain the pool and clean the tiles once again. This vendor also built up the spillway between the pool and spa in order to separate the two bodies of water for the pool and spa to run separately. When the property was built, the pool and spa ran off one system. The second vendor installed an additional pump, heater, and filter for the spa. An additional saline system was also installed to bring the pool and spa back to saline after it had been switched to chlorine in the summer of 2019

Electricians were also engaged in order to upgrade the wiring, breakers etc required for the additional equipment that was being installed.

The project was not without its challenges, but it was completed within 11 days and was opened again on December 21 in time for the holidays. New loungers were also purchased and two potted palms were added to the area.

AUDITOR'S REPORT:

Shaun Thayer, CPA, has audited the books for the accounting year ending December 31, 2018 and December 31, 2019. A copy of the audit is included in the meeting packet.

ELECTION OF DIRECTORS:

Article II of Section 1 of the project By-Laws specifies that the affairs of the Association shall be governed by a Board of Directors composed of seven persons, each of whom shall be an owner, co-owner, vendee under an agreement of sale, or an officer of any corporate Owners of an Apartment. There are four (4) vacancies on the Board, which must be filled. There are three (3) terms for three years each; and one (1) term which is to serve the remainder of a 2019 to 2022 term. Remaining on the Board are Renee Stigers, Kristi Dunning and Dennis Adams.

There are four (4) Owners that have expressed an interest to be on the Board of Directors. All four (4) candidates have been appointed and are currently serving on the Board. They are:

- 1) L.A. Bannowsky
- 2) Rick Duguay
- 3) Tim Engberg
- 4) Edy Salenger

Hearing no objection, the four (4) candidates are nominated. President Adams called for further nominations. Hearing none, the nominations were declared closed.

RESULTS OF ELECTION FOR THREE-YEAR TERM:

Motion: *To elect L.A. Bannowsky, Rick Duguay and Tim Engberg to the Board of Directors, each for a three-year term, by acclamation. (Schultz/Young)*

CARRIED unanimously.

RESULTS OF ELECTION FOR REMAINING TERM 2019-2022:

Motion: *To elect Edy Salenger to the Board of Directors to serve the remainder of a 2019 to 2022 term, by acclamation. (Schultz/Young)*

CARRIED unanimously.

A brief Organizational Meeting will follow the Annual Meeting for the purpose of electing the officers for the ensuing year.

DATE OF NEXT ANNUAL MEETING:

The next Annual Meeting was scheduled for March 20, 2021 at 9:00 a.m.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned by unanimous consent at 9:20 a.m.

Respectfully Submitted,

Ladini Conder
Aloha Office Services
Recording Secretary

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
Saturday, January 16, 2021**

CALL TO ORDER:

In the absence of an Account Executive from Destination Maui Inc., Mr. Steven Berger called the Organizational Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order on Saturday, January 16, 2021 at 9:32 a.m. at Wailea Fairway Villas, Maui, Hawaii, on lawn area in front of Building P.

INTRODUCTIONS:

Directors Present: Dennis Adams, Edy Salenger Rick Duguay, L.A. Bannowsky, Tim Engberg. *Via Teleconference:* Renee Stigers, Kristi Dunning.

Others Present: Steven Berger Site Manager; and Ladini Conder, Recording Secretary, Aloha Office Services.

NOTICE OF MEETING:

A notice of meeting was sent to all owners of record in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

ELECTION OF OFFICERS:

Hearing no objection, the following officers were unanimously nominated and elected:

President:	Dennis Adams
Vice President:	Edy Salenger
Treasurer:	Tim Engberg
Secretary:	Renee Stigers

Remaining Board members Rick Duguay, L.A. Bannowsky, Kristi Dunning will serve as Directors.

BOARD OF DIRECTORS 2021 MEETING DATES:

The following Board of Directors Meetings were scheduled for 9:00 a.m. on the following dates:

- February 12, 2021
- May 21, 2021
- July 23, 2021
- November 5, 2021

Association of Apartment Owners of
Wailea Fairway Villas
Board Organizational Meeting
January 16, 2021

ADJOURNMENT:

Motion: *To adjourn the meeting at 9:47 a.m. (Bannowsky/Engberg)*

CARRIED unanimously.

Respectfully Submitted,
Ladini Conder
Aloha Office Services
Recording Secretary