

**ASSOCIATION OF APARTMENT OWNERS OF  
WAILEA FAIRWAY VILLAS  
SPECIAL BOARD OF DIRECTORS MEETING  
Friday March 4, 2022**

**DIRECTORS PRESENT:** Dennis Adams, President; Edy Salenger, Vice President;  
Alan Cook, Treasurer; Renee Stigers, Secretary;  
Rick Duguay, L.A. Bannowsky, Matt Welsch, Directors.

**OTHERS PRESENT:** Steven Berger, Site Manager.

**CALL TO ORDER:**

Mr. Adams called the Special Board of Directors Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 9:05 a.m. via Zoom. A quorum was established with seven (7) Directors present.

**MEETING NOTICE:**

Mr. Berger stated that the Meeting Notice was emailed to Directors of record filed in the office of the managing agent and posted on property in accordance with Chapter 514B Condominium Property Regime of the Hawaii Revised Statutes.

**CONSENT CALENDAR:**

**Motion:** *To approve the Board of Directors Meeting minutes dated January 28, 2022, as written. (Cook/Bannowsky)*

**CARRIED** unanimously.

**EXECUTIVE SESSION:**

**Motion:** *To recess to Executive Session at 9:08 a.m. HST to discuss legal, contractual, and personnel matters. (Cook/Stigers)*

**CARRIED** unanimously.

Director Salenger left the meeting at 10:51 a.m.

**Motion:** *To adjourn Executive Session and reconvene to regular session at 11:40 a.m. HST. (Welsch/Bannowsky)*

**CARRIED** unanimously.

**MOTIONS FROM EXECUTIVE SESSION:**

**Motion:** *To award the Painting Project to JD Painting and Decorating Inc., not to exceed \$570,000. (Cook/Bannowsky)*

**CARRIED** unanimously.

**Motion:** *To engage the services of Hawaii Inspection Group to provide weekly progress inspections and reports for the duration of the Painting Project, not to exceed \$9,200. (Cook/Bannowsky)*

**CARRIED** unanimously.

**Motion:** *To engage the services of John Kurz to carry out repairs to the roofs of Buildings R&V, at a total cost of \$8,885 + GET. (Cook/Duguay)*

**Motion:** *To engage the services of McKeon Sheldon Mehling LLLC to act as AOA Legal Counsel (Cook/Duguay)*

**ADJOURNMENT:**

**Motion:** *To adjourn the meeting at 11:55 a.m. HST. (Cook/Welsch)*

**CARRIED** unanimously.