

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS MEETING
Friday, April 1, 2022**

DIRECTORS PRESENT: Dennis Adams, President; Alan Cook, Treasurer, Rick Duguay, Karen Frangipane, Doug Hellstrom, L.A. Bannowsky, Directors.

DIRECTORS ABSENT: Renee Stigers, Secretary.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: John and Joan Moore, W102; Judy Beneventi, F103; Alisa Luckado, K202; Tara Weikum, W201; Jeff Henry, A201.

CALL TO ORDER:

Mr. Adams called the meeting to order at 9:05 a.m. Hawaii Standard Time via Zoom. A quorum was established.

MEETING NOTICE:

Mr. Berger stated that Meeting Notice was emailed to Directors of record and filed in the office of the managing agent on March 19, 2022; and posted on property in accordance with Chapter 514B Condominium Property Regime of the Hawaii Revised Statutes.

MEETING RULES:

The Meeting Rules of Conduct were reviewed.

CONSENT CALENDAR:

Motion: *To approve the Special Board of Directors Meeting minutes dated March 4, 2022 as written. (Frangipane/Duguay)*

CARRIED unanimously.

REPORTS:

President's Report

Mr. Adams deferred his report.

Treasurer's Report

Mr. Cook stated that the Association's February 2022 financials are posted on the web site and reflect that revenue exceeds expenses.

Site Manager's Report

Mr. Berger discussed the painting project. The contractor has indicated that painting will start on the Monday of each week and will run for two (2) buildings for the rest of that week. The buildings will be power washed and prepared on the Thursday or Friday before the start of the respective week. Masking will take place on Mondays only so buildings will not be masked over

the weekend. The mask will last for two (2) days to three (3) days maximum and will be removed once the section is painted. The contractor recommends that air-conditioners not be used when the paint is being sprayed. The air-conditioning condensers will be covered with tarps or will be masked, which will be removed once the painting is done in that area.

OLD BUSINESS:

Update on EV Charging Stations

Mr. Duguay stated that the electrical contractor representing Aloha Charge requested compensation for time required to prepare a proposal, which is contrary to what was initially indicated. The matter was referred back to the company and no further response was received.

Ever Charge provided a preliminary proposal, and after review, revisions were requested. A modified proposal is forthcoming.

Update on Website

Mr. Cook stated that the web site is in process. The sign up for the gym will be made available on the website.

NEW BUSINESS:

Investment Committee Resolution

Motion: *To table the Investment Committee Resolution. (Cook/Duguay)*

CARRIED unanimously.

Lanai Tile Resolution

The lanai is a limited common element. The proposed lanai tile resolution was reviewed. After discussion the Board decided to add language to indicate that neutral, earth tone colors compatible with the building colors is acceptable; and to add language that repairs must be done the same with the existing tile being repaired. A revised resolution will be presented to the Board for approval.

Motion: *To table the Lanai Tile Resolution. (Bannowsky/Duguay)*

CARRIED unanimously.

Bylaw Amendment to Prohibit Smoking on Property

Motion: *To send a proposed Bylaw amendment to prohibit smoking on property to the ownership for a vote after a legal review of the proposed language. (Cook/Frangipane)*

CARRIED unanimously.

Discussion on Window Cleaning after each Building has been Painted

Mr. Berger recommends window cleaning at each building should be an association expense as part of the overall painting project. The Board authorized Mr. Berger to solicit bids for review.

Discussion on Replacement of Pool Furniture

Mr. Berger provided bids for commercial-grade and residential-grade pool furniture for the Board's review. After discussion, the Board requested Mr. Berger to purchase residential-grade loungers as a temporary solution.

Discussion on Replacement of BBQs

Mr. Berger stated that the BBQs have deteriorated, and the parts are no longer available.

Owner Jeff Henry reviewed his findings on proposed options for replacement BBQs and recommended the use of Weber grills. After discussion, the Board unanimously indicated a preference for the "built-in" style and requested Mr. Berger to research "drop-in" grills and to provide bids for review by the Board.

Discussion on Recent Incidents on Property and Possible Preventative Measures

Mr. Berger discussed recent incidents on property. He proposed the installation of dummy CCTV cameras at Buildings B, C and Y together with the installation of CCTV monitoring signs. Owners further noted issues with unauthorized persons using the car wash.

Motion: *To authorize Mr. Berger to purchase dummy cameras and CCTV monitoring signs. (Bannowsky/Hellstrom)*

CARRIED unanimously.

Discussion on Gym Use and Sign Up

Mr. Cook reviewed proposed rules for gym use that allows an owner to sign up for exclusive use of the gym.

Motion: *To adopt the proposed rules for the gym as presented. (Dugaury/Frangipane)*

CARRIED unanimously.

DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, July 22, 2022, at 9:00 a.m. HST.

OWNERS' FORUM:

The meeting was recessed for a brief Owners' Forum.

EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 12:27 p.m. HST to discuss legal, contractual, and personnel matters. (Frangipane/Duguay)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 1:26 p.m. HST. (Duguay/Hellstrom)*

CARRIED unanimously.

MOTIONS FROM EXECUTIVE SESSION:

Motion: *To allocate an additional \$1,800 from Reserves for lanai spalling to be done in 2022. (Frangipane/Duguay)*

CARRIED unanimously.

Motion: *To allocate funds of \$6,424 from 2024 in Reserves to 2022 for the replacement of barbecues. (Bannowsky/Duguay)*

CARRIED unanimously.

Motion: *To approve allocation of funds in the amount of \$5,948 from Reserves for replacement of pool furniture in 2022. (Bannowsky/Frangipane)*

CARRIED unanimously.

Motion: *To approve the removal of the coconut palm at Building "U" entrance for a cost of \$950. (Duguay/Bannowsky)*

CARRIED unanimously.

ADJOURNMENT:

Hearing no further business to come before the Board, the meeting was adjourned at 1:31 p.m. HST.

Respectfully submitted,

Enza Froio
Aloha Office Services
Transcriptionist