

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

DIRECTORS PRESENT: Alan Cook, President; Doug Hellstrom, Treasurer;
Renee Stigers, Secretary; L.A. Bannowsky, Director.

DIRECTORS ABSENT: Rick Duguay, Mary Jurkonis, Karen Frangipane.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: Judy Beneventi, F102, Rob & Sharon Zurn, U103,
John Moore, W102, Robert Baker, Y103.

CALL TO ORDER:

Mr. Cook called the Special Board of Directors Meeting of the Association of Apartment Owners of Wailea Fairway Villas to order at 11:07 a.m. HST via Zoom. A quorum was established with four (4) 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.

SPECTRUM CONTRACT:

Mr. Cook mentioned that the Spectrum contract was up for renewal, and he asked Mr. Hellstrom to provide details on the new contract. Mr. Hellstrom explained that a contract had been negotiated with Spectrum through the Purchasing HUI which provided substantial savings for the 5 year contract than what the association could have negotiated with Spectrum directly. The current contract provides basic cable to all unit owners; however the new contract will provide internet and enhanced cable.

Motion: *To enter into a new 5 year contract with Spectrum with the Purchasing HUI negotiated rate.
(Hellstrom/Stigers)*

CARRIED unanimously.

2023 BUDGET:

Mr. Cook discussed the 2023 budget process which had numerous challenges mainly due to the current inflation rate, increases in insurance costs and the landscaping vendor that had appealed to the Board of Directors for an additional 6% inflationary increase above the contracted increase of 3% for 2023. Mr. Cook thanked Mr. Bannowsky and Mr. Berger for their assistance with the budget and acknowledged Mr. Hellstrom for all the work that he did. He asked Mr. Hellstrom to provide details on the budget.

Mr. Hellstrom explained that other than the factors that Mr. Cook had already mentioned, Electricity increases of 16% and water, as well as sewer increases of 6% each, had been projected in the budget. To cover large reserve expenses within the next 6-7 years, including driveway repair and/or replacement and roof underlayment replacement, the reserve funding in 2023 was increased by 10% or approximately \$25,000. Furthermore \$5,000 is included in the 2023 budget for a detailed Level 1 reserve study to be carried out which will hopefully assist the Board of Directors in gaining a better understanding of these large reserve expenditures.

Effective January 1, 2023, the 2-bedroom fees will be \$825.00 per month, representing an increase of \$69.00 per month over last year. The 3-bedroom fees will be \$1,403.00 per month, representing an increase of \$117.00 per month over 2022. These fee changes are somewhat higher than last year and represent an increase of 9.1% to the fees over 2022.

Motion: *To adopt the 2023 Budget as presented.*
 (Hellstrom/Bannowsky)

CARRIED unanimously.

ADJOURNMENT:

Hearing no further business to come before the Board, the meeting was adjourned at 11:40 a.m. HST.