

**ASSOCIATION OF APARTMENT OWNERS OF
WAILEA FAIRWAY VILLAS
BOARD OF DIRECTORS SPECIAL MEETING
Friday, December 15, 2023**

DIRECTORS PRESENT: Rick Duguay, Vice President; L.A. Bannowsky, Treasurer; Renee Stigers, Secretary; Joe O'Donnell and Marc Warenski, Directors.

DIRECTORS ABSENT: Reuven Gitter.

OTHERS PRESENT: Steven Berger, Site Manager.

OWNERS PRESENT: Edy Salenger, F101; John and Joan Moore, W102; Fred Gross, L201; Robert Baker, Y103; Steve Weiner, T103; Judy Beneventi, F103; Charles Haase, T102; Anne Musselman, S101; David Lynch, S201; Bernie Welk, E102.

CALL TO ORDER:

Mr. Duguay called the meeting to order at 9:06 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, filed in the office of the managing agent, and posted on property in accordance with Section 125 of Chapter 514B Hawaii Revised Statutes.

ACCEPTANCE OF PRESIDENT'S RESIGNATION:

Motion: *To accept the resignation of Mary Jurkonis from the Board of Directors. (Bannowsky/O'Donnell)*

CARRIED unanimously.

Ms. Jurkonis was acknowledged for her service.

ACCEPTANCE OF SECRETARY'S RESIGNATION:

Motion: *To accept the resignation of Renee Stigers from the Board of Directors with her last day being December 27, 2023. (Warenski/Bannowsky)*

CARRIED unanimously.

Ms. Stigers was acknowledged for her many years of service.

ACCEPTANCE OF SITE MANAGER'S RESIGNATION:

Motion: *To accept the resignation of Steven Berger as the Wailea Fairway Villas Site Manager with his last day being December 31, 2023. (O'Donnell/Warenski)*

CARRIED unanimously.

Mr. Berger was acknowledged for his service and expertise.

REORGANIZATION OF THE BOARD TO FILL VACANT OFFICER POSITIONS:

Mr. Duguay called for nominations for President. Mr. Warenski nominated Rick Duguay for President. There were no further nominations. Mr. Duguay accepted the nomination.

Motion: *To elect Rick Duguay as Board President. (O'Donnell/Bannowsky)*

CARRIED unanimously.

Mr. Duguay called for nominations for Vice President. Mr. Bannowsky nominated Marc Warenski for Vice President. There were no further nominations. Mr. Warenski accepted the nomination.

Motion: *To elect Marc Warenski as Board Vice President. (O'Donnell/Bannowsky)*

CARRIED unanimously.

Mr. Duguay called for nominations for Secretary effective 12/28/23. Mr. Duguay nominated Joe O'Donnell for Secretary. There were no further nominations. Mr. O'Donnell accepted the nomination.

Motion: *To elect Joe O'Donnell as Board Secretary effective 12/28/23. (Bannowsky/Warenski)*

CARRIED unanimously.

CONSENT CALENDAR:

Motion: *To approve the Board of Directors Special Meeting minutes dated November 10, 2023 as written. (Warenski/Bannowsky)*

CARRIED unanimously.

Motion: *To approve the Board of Directors Special Meeting minutes dated November 17, 2023 as written. (O'Donnell/Warenski)*

CARRIED unanimously.

Motion: *To approve the Board of Directors Special Meeting minutes dated November 29, 2023 as written. (Bannowsky/O'Donnell)*

CARRIED unanimously.

EXECUTIVE SESSION:

Motion: *To recess to Executive Session at 9:18 a.m. HST to discuss legal, contractual, and personnel matters. (O'Donnell/Warenski)*

CARRIED unanimously.

Motion: *To adjourn Executive Session and reconvene to regular session at 10:48 a.m. HST. (O'Donnell/Warenski)*

CARRIED unanimously.

MOTIONS FROM EXECUTIVE SESSION:

Motion: *To approve the Full-Service Management Agreement with Destination Maui, Inc. (Bannowsky/Warenski)*

CARRIED unanimously.

ADJOURNMENT:

Motion: *To adjourn the meeting at 10:50 a.m. HST (O'Donnell/Bannowsky)*

CARRIED unanimously.

Respectfully submitted,

Enza Froio
Aloha Office Services
Transcriptionist