

Association of Apartment Owners of Wailea Fairway Villas
Special Board of Directors Meeting Minutes
Wednesday, February 7, 2024

Board Members Present: Rick Duguay, President; Marc Warenski, Vice President; Joe O'Donnell, Secretary; L.A. Bannowsky, Treasurer; and Directors Reuven Gitter, Sharon Zurn and Kym Henry

Other Attendee: Bronson Camanse, Managing Agent, Destination Maui, Inc.

I. CALL TO ORDER

President Rick Duguay called the Association of Apartment Owners of Wailea Fairway Villas Special Board of Directors Meeting to order at 4:02 p.m. via Zoom.

II. DECLARATION OF QUORUM

A quorum was declared with all Directors present.

III. PROOF OF NOTICE

It was certified that 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.

IV. NEW BUSINESS

- A. Approve Legal Recommendations to Rules Sections: 2.23, 8.1, 8.4, 8.5, 17.2.6

The President detailed the proposed revisions in each section of the rules, as recommended by the Association's attorney.

The first sentence of Section 17.2.6 now reads: "Owners are responsible for the conduct and behavior of their tenants, guests and invitees."

In Section 2.23, the term "invitees" had not been defined within the rules. The definition is being added as follows: "Invitee means vendors, contractors, housekeepers, childcare workers and any other person invited onto project to provide services."

For Section 8.1, the Board's language was stricken, and this new addition was provided in its place: "Owners shall be responsible for the conduct or misconduct of any and all of their family members, guests, visitors and tenants, as well as their tenants' family members, guests and visitors using the Recreation Area."

In Section 8.4, the Board's proposed language was deleted, and the new statement on competent swimmers reads: "Incompetent swimmers shall be within arm's length of a competent swimmer when using the pool. A competent swimmer may include visitors."

For Section 8.5, the Board proposed an age restriction for the Recreation Area. That was stricken, and the following language is being added: "Persons using the Fitness Center must have the knowledge and competency to properly use the equipment or shall be supervised by someone with such knowledge and competency. Persons providing supervision may include visitors."

MOTION: To approve those changes as read.

Warenski / O'Donnell

Unanimous Approval

V. EXECUTIVE SESSION

The Board moved to Executive Session at 4:26 p.m. to discuss personnel. Regular meeting business resumed at 4:59 p.m.

VI. ADJOURNMENT

The meeting adjourned at 4:59 p.m.

Mark Vieth

Mark Vieth
Recording Secretary

Approved (date): May 07, 2024

Initials: BC DMI