

Regular Board Meeting

Board of Directors - Association of Apartment Owners

Wavecrest Resort Inc., Kaunakakai, HI

Date: Sept. 22, 2017

Time: 9:00 A.M. HST

Place: Wavecrest Cabana and by \*Teleconference

**AGENDA & ORDER OF BUSINESS:**

**Call to Order:** Meeting called to order by President Jack Thornton at 9:00 A.M. HST.

**Determination of Quorum:** Jack Thornton, President - Martha Strock, Treasurer - Michael Peters - Vice President - Debbie Davis, Secretary - Greg Crook, Director - Bret Hoffman, Manager.

**Owners Present:** Neil Strock, A101 & B102 - Suzanne O'Connell, B110 & C105 - Cathy & Richard Felkins, C216 - Kris Chernik, C112 - Gerald Johnson, A206 & C313 - Darlene Johns, B201 - Jean Thornton, A207 - Linda Peters, C213 - Lisa Takata, B106

Call Ins: Linda Bergstrom, C113 - Connie Albright, A305 - John Coffey, A315 - Georgie Olson, A103 - Dawn Grant, B307 & B308 - Don & Linda Broady, C116

**Proof of Notice of Meeting:** Jack Thornton reported the Notice of Meeting was ready to be posted on Wednesday, Sept. 6, 2017 but may have been posted at a later date.

**Approval of Minutes:** Jack Thornton stated the minutes of the meeting of June 23, 2017 have been posted on the website for review. No corrections were noted. **Motion** by Michael Peters, seconded by Martha Strock, to approve the minutes. Motion carried by unanimous quorum present.

**There will be no video or audio recording allowed during the meeting - the meeting is for owners only. Owner comments will be held until the open session at the end of the regular board meeting. Jack asked that owners hold their questions until the open session at the end of the meeting.**

**Officer's Reports:** All reports were read out loud and entered into the record and will be posted on the website for review.

**President's Report:** Given by Jack Thornton (copy attached)

**Treasurer's Report:** Given by Martha Strock (copy attached)

**Secretary's Report:** Given by Jack Thornton (copy attached)

**Manager's Report:** Given by Bret Hoffman (copy attached)

**Acknowledgement of Board Resignation:** Jack recognized the resignation of Linda Broady from the board and it was accepted. He asked that anyone interested in serving on the board submit their resume to the board through Hawaiiiana or the office.

## **OLD BUSINESS:**

**Exterior Wiring on Common Building Elements** - no further report.

**Record Retention** - Jack Thornton: Tulasi from Hawaiiiana has asked the board to sign a form giving direction as to disposition of 3 boxes of records. We have an additional 28 boxes currently in storage on Oahu. The Oahu bill is \$1,638 per year. They can continue to store the boxes or we can pay to have them shipped to us on Molokai at a cost of about \$20 per box. We would then be responsible for following: State and federal laws for the length of time each type of document must be kept before it is disposed of. Some records are to be kept "forever". **Action called for** - Review the contents of the boxes and have them shipped to Wavecrest for storage.

**Sub-Metering** - Jack & Bret: This item was discussed in the President's report (copy attached). A change order, required by the contract, was outlined by Jack and reviewed by our AOAO attorney. Installation of utility boxes for wireless signal has been started. Unit access procedures and policy sent to owners along with a call for updated contact preferences.

**Hall Project** - Jack: Hall Project/Door Modification is not an active project at this time. Materials will be sold off. LED lights with motion sensors are being scheduled for installation in the hallways.

## **NEW BUSINESS:**

**House Rules - Pool Party Regulations** - Pool Party Regulations are being held over for the March, 2018 meeting where a greater number of owners will be present to address this topic. Connie Albright has previously submitted a proposal to the board for House Rules consideration. It is a set of Pool Party Regulations for consideration. (Owners interested in providing input prior to the March, 2018 meeting?)

**Identify Standing Committees** - New **Shoreline Committee** announced, Greg Crook, Kris Chernik and John Coffey are heading this committee up. **Survey Committee** - This committee is to put out surveys on various subjects for owner's opinions. These surveys must be reviewed by the Board before being issued. **Cabana Committee** - no new business; Cathy thanked everyone who was involved in the just finished project. New **Washer/Dryer Committee** announced - Jack, Martha and Bret to head it up. The new **Jack and Linda Bergstrom Committee** - details of this committee still to be announced.

**New Board Members Voted In** - **MOTION** by Jack Thornton, seconded by Martha Strock, to vote to install Debbie Davis and Greg Crook onto the board to fill two vacancies created by resignations until the March, 2018 meeting . Motion carried by unanimous vote.

**2018 Budget Review** - presented by Martha Strock. **MOTION** by Jack Thornton, seconded by Martha Strock, to pass the 2018 Budget. Motion carried by a vote of: Jack Thornton, Yes; Michael Peters, Yes; Martha Strock, Yes; Debbie Davis, Yes; Greg Crook, No.

## **OPEN SESSION:**

**Darlene Johns- Unit B201:** Resignations are a concern, especially how Linda Broady's was handled. Would like additional HOA fees charged for the two bedroom units. Will forward information to the board and interested parties.

Suzanne O'Connell - Unit B110: Lack of communication between owners and board. Believes "B" building is settling and may be causing issues (cracks and separations) due to water saturation.

Linda Bergstrom - Unit C113: Wants an explanation on Linda Broady.

Chris Chernik- Unit C112: Wants to know about Broady resignation. Jack informed her that "we did not vote anyone off".

Connie Albright -Unit A305: - Stated we have 5 members on the board and we can appoint someone.

Gerald Johnson - Unit A206, Unit C313: Why was Linda censured? Informed that the information was in the President's report.

Suzanne O'Connell - Unit B110: Linda Broady had a problem with her eyes, could not see well, and needed surgery.

John Coffey - Unit 315: Not sure of the legality of Broady verbal resignation.

Lisa Takata - Unit B106: Can we please move on

Cathy Felkins - Unit C216: Contractors working on site are using our dumpsters, Renters are throwing couches in the dumpster (B306), Contractors are using power tools and disturbing both owners and renters.

Darlene Johns - Unit B201: Return to couch issue - Ted told renter to break it down, which is what they did

Bret: There should not be any large items put in dumpsters by owners or renters - the dump is free to the residents of Molokai.

Cathy Felkins - Unit C216: We have a sex offender living here, Unit C302. Owners need to be careful who they rent to - check with the office, they know what is going on around the island.

Gerald Johnson - Unit A206, Unit C313: Do owners have to be a certain distance away from the buildings when they are working on their own small projects with power tools?

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There being no more budget business, **MOTION** by Michael Peters, seconded by Debbie Davis, to adjourn the Regular Meeting of the board and enter into Executive Session to discuss personnel and legal matters. Motion carried by unanimous vote. Meeting adjourned 11:00 AM HST.

Return to Regular Session 1:35 PM HST. There being no further business, **MOTION** by Martha Strock, seconded by Greg Crook, to adjourn the Regular Meeting of the Board of Directors. Motion carried by unanimous vote. Meeting adjourned at 1:40 PM HST.

Submitted with Respect,

Debbie Davis, Board Secretary

