

Kuilima Estates East
BOARD OF DIRECTOR'S MEETING MINUTES
Saturday February 12, 2022 @ 9:30 A.M.

CALL TO ORDER

President Toole called the meeting of the Board of Directors to order at 9:31 A.M.

ESTABLISH A QUORUM

Members Present: Parri Toole, Bernie Rzeplinski, Bert Wilkinson (phone), Lee Gauzza, and Walt Weiss

Member Excused: Vini Freitas and Lee Gauzza

Present by Invitation: Craig Richter, Management Executive, Hawaiiana Management Company Ltd. and Marlene Almadova, Site Manager AOA Kuilima Estates East, Thomas Donovan, Vice President & Managing Director, Turtle Bay Resort

APPROVAL OF MINUTES

The Board, by general consensus, approved the Saturday November 13, 2021 regular Board of Director's meeting as written.

The Board, by general consensus, approved the Saturday January 22, 2022 Annual Meeting of the Association.

The Board, by general consensus, approved the Saturday January 22, 2022 Organizational Meeting of the Board of Directors.

MANAGER'S REPORT

- North Shore Pest Control will rebate 765 termite stations in March 2022.
- Islandgreen Landscapers at various locations on property trimmed the trees.
- The gutter down sprouts on each building is being evaluated to see if replacement is needed.
- The hurricane clips are on order for each building.
- Testing the water Backflow Valves completed and KEE passed.

TREASURER'S REPORT

- A. Financial Report: The financial report for October, November and December 2021 Financials reviewed and accepted subject to audit.
- B. Investments: Was presented to the Board and discussed
- C. Delinquency Report: Was presented to the Board and discussed.

COMMITTEE REPORT

- A. Building/Grounds Committee – Lee Gauzza gave the report. The new mulching needs to be turned over and recycled. The grounds look very good.

UNFINISHED BUSINESS

- A. Dumpster Spall Repair: The Board asked for proposals for a Civil Engineer to evaluate the trash dumpsters and report its findings to the Board. The Board has deferred this issue until the next Board of Director Meeting.

NEW BUSINESS

- A. Unit #1 Insurance Deductible Hearing: (Executive Session)
- B. Unit #146 Insurance Deductible Hearing: (Executive Session)
- C. Unit # 161 Insurance Deductible Hearing: (Executive Session)
- D. Hurricane Clips Proposal ABC Supply: On motion of Vice President Rzeplinski with a second by Director Weiss the Board unanimously approved the proposal for \$3,684.00
- E. Revised Lease Fee Purchase Price: (Executive Session)

EXECUTIVE SESSION

At **9:31 A.M.** President Toole called for and upon further review, the Board unanimously adjourned into executive session:

At **10:33 A.M.** President Toole announced the meeting back in regular session.

DATE, TIME, AND PLACE OF NEXT MEETING

The next regular Board of Director Meeting TBA

ADJOURNMENT

There being no further items of business, the meeting stood adjourned at 11:41 A.M.

Submitted by

Craig Richter, CMCA®
Recording Secretary