

Kuilima Estates East
BOARD OF DIRECTOR'S MEETING MINUTES
Saturday May 7, 2022 @ 9:00 A.M.

CALL TO ORDER

President Toole called the meeting of the Board of Directors to order at 9:02 A.M.

ESTABLISH A QUORUM

Members Present: President Parri Toole, Vice President Bernie Rzeplinski, Secretary Bert Wilkinson, Treasurer Wendy Stafford, and Director Walt Weiss

Member Excused: Director (s) 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

APPROVAL OF MINUTES

The Board, by consensus, approved the Saturday February 12, 2022 regular Board of Director's meeting minutes as written.

The Board, by general consensus, approved the Saturday February 12, 2022 Executive Session meeting minutes as written.

MANAGER'S REPORT

- It has been reported the sewer line Building #4 affecting units #37 & 39 has collapsed. R.M Almadova is investigating.
- There have been reports Coconut Rhinoceros Beetle may be at Turtle Bay Resort area. A non- profit group would like to treat palm trees as a precaution at KEE at no cost to the Association.
- Concrete Pacific Specialty Contractors looked at both the swimming pools and all five (5)- trash areas for spalling issues.
- There is still one (1) vacant position for maintenance available.

TREASURER'S REPORT

- A. Financial Report: The financial report for January and February 2022 Financials reviewed and accepted subject to audit.
- B. Investments: Presented to the Board and discussed
- C. Delinquency Report: Presented to the Board and discussed.

COMMITTEE REPORT

- A. Building/Grounds Committee – Lee Gauzza/Bob Graham gave the report.
A lot of work. Trees tended to takes a lot of time and money. Community members like to help with the Committee when they can. Trying to save the Wadellia from weeds. The grounds look very good.

UNFINISHED BUSINESS

- A. Dumpster Spall Repair: Central Pacific Specialty Contractors (CPSC) looked at the trash enclosures and will submit a proposal to repair the spalling. The Board has deferred this issue until the next Board of Director Meeting.

NEW BUSINESS

- A. Apex Security Solutions Proposal: On motion of Vice President Bernie Rzeplinski with a second by Director Walt Weiss, the Board unanimously approved the proposal for Guard Service consisting of Guard Tour System, one (1) golf cart and 1 lap top computer. In addition the proposal would include Saturday to Sunday One (1) guard per shift (8 man hours), Three (3) shifts per day (24 man hours), 2 days per week (48 man hours), two (2) weeks (96 hours) and Monday to Friday work week One (1) guard per shift (8 man hours), two (2) shifts per day (16 man hours), five (5) days a week (80 man hours), two weeks (160 man hours) for \$6,433.51 (2 weeks) or \$12,867.02 per month.
- B. House Rule Revision: (Executive Session)
- C. Gutter King Proposal: On motion of Vice President Bernie Rzeplinski with a second by Director Walt Weiss the Board unanimously approved the proposal to replace gutters and downspouts on building #10, #14 and #15 (downspout only) for \$2,500.00.
- D. Island Green Landscaping and Maintenance Tree Removal Proposal: On motion of Secretary Bert Wilkinson with a second by Vice President Bernie Rzeplinski, the Board unanimously approved the proposal to remove and haul away Iron Wood tree for \$3,057.59.

EXECUTIVE SESSION

At **9:56 A.M.**, President Toole called for and upon further review, the Board unanimously adjourned into executive session:

At **10:07 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 11:24 A.M.

Submitted by

Craig Richter, CMCA®
Recording Secretary