

FEBRUARY (PEPELUALI) - 2023

DAKINE



Happy Valentine's Day

ANNUAL BOARD MEETING - 2023



KEE Board President Walt Weiss called the 2023 Annual Meeting to order at 10 am on Saturday, January 21st. The meeting was moved into the parking lot adjacent to the Pavilion to provide for

social distancing. It was estimated that 30 to 40 owners were in attendance.

Walt announced that a quorum of 57% of owners had been established through proxies received and physical attendance of owners. He introduced the Members of the Board, Resident Manager and Representatives of Hawaiiana Management Company who were on site to administer the meeting.

The Minutes of the January 22, 2022, Annual Meeting were approved by assumed unanimous consent.

Walt made a brief opening statement. He thanked Board Members, our Resident Manager and Staff for their work in 2022. He looked forward to the upcoming year and briefly summarized the projects and accomplishments of the past year. (More detail on this can be found in the Resident Manager's Report).

Walt also extended his thanks to outgoing Board Members Bernie Rzeplinski, Vini Freitas and Lee Guazza for their service to the community.

Treasurer's Report – Wendy Stafford

BUDGET



Operating Budget

Expenses

The 2022 Financial Year ended with a budget negative budget variance of 32%. The negative variance was due to several factors which were not built into the 2022 Budget Plan.

1. An unforeseen increase in cost of Island Green Landscape Services and Apex Security Costs. The Board evaluated and approved these costs midway through the 2022 budget year.
2. Increases in Insurance, Utilities and Pest Control costs as well as some significant and unforeseen Plumbing, Irrigation, and Sewer expenses.

Revenues

The 2022 Financial Year ended with no variance in projected cash receipts. The amount realized in Interest from investments did not meet the amount projected. This was offset by unanticipated revenue from a refund of legal fees and insurance settlements.

Overall Summary

Cash Receipts in 2022 were on target. Expenses exceeded budgeted amounts due to unforeseen and necessary expenses. Overall the total cash and reserve funds for the KEE Association remains healthy with a fund balance of \$1,781,102.18.



A 2022 Financial Summary Handout was available at the Annual Meeting and can be provided upon request.

Marlene Almadova (Resident Manager)



In order to expedite the meeting, Marlene submitted a written report.

Marlene thanked owners, residents, and the Board for their

support in 2022.

Marlene wanted to notify owners that plumbing leaks and sewer clogs were the most prevalent and costly maintenance issue on property in 2022. Often, it is not easy to determine whether repair costs are an Owner or Association responsibility. Given this, significant water leaks and drain backups should be reported so that determination of cost responsibility can be established before major work is started.

Gate Calls (responses to open the gates for visitors) continues to take away from her time to manage the daily operations of the property. It is a security issue as these visitors cannot be properly screened. It is an Owner's responsibility to make arrangements to let visitors, workers and deliveries thru the gates.

Marlene's report shows the unprecedented level of work accomplished on property in 2022. In addition to major projects which included Roofing Maintenance, Drive and Parking lot Resurfacing, Tree Trimming and the Structural Repair of Trash Buildings; the following was accomplished.

- 44 Water Valves upgraded and replaced.
- 18 Water Line Leaks repaired.
- Hurricane Clips installed on roofs.
- Gutters and Drain Spouts Serviced
- Sidewalk Crack Repair and Power Wash
- Pool Tile, Pump & Other Equipment Repair.
- Touchup Paint Stairway Handrails
- Sidewalk Light Bases Painted

Replace/Repair of Damaged Lighting

All of these are accomplished at the same time that ongoing services are performed. These include the daily maintenance of two pools; servicing of bait traps for rodents; humane capture and removal of stray cats, chickens and roosters; and, chemical treatment of main sewer lines.

Marlene's report concluded with notice that the big project for 2023 will be the replacement of the Mailboxes on property. More will be coming on this project in the future.

Editorial Comment: In March, Marlene completes her 10th year as our Resident Manager. Please take the time to thank her for her service to our community.

Election of Officers and Reorganization



There were four (4) positions on the Kee Board to be filled. Five candidates were nominated.

Owners attending the meeting cast their votes directly. Tellers were appointed and collected the ballots, Owners voting via proxy had their votes counted in the manner specified in their proxy submission.

YOUR NEW BOARD FOR 2023

Rick Rocheleau was elected to a three-year term.

Scott Najima was elected to a three-year term and will serve as Vice President.

Ete Savini was elected to a three-year term.

Lori Miller was elected to a one-year term.

All Other Board Officer Positions remain the same. You will find the 2023 KEE Board contact information attached to this newsletter.



OWNER'S FORUM



Following conclusion of the Annual Meeting, the floor was opened for comments and questions from those present. The following summarizes this segment of the meeting.

An Owner pointed out a conflict between language in the new House Rules and the Construction Standards Document.

The Construction Standards Document will be corrected to eliminate the conflicting language related to the installation of air conditioning units on the KEE property.

The Owner also objected to language in Item #17 on Page 7 of the Newly Revised House Rules.

After consideration of the Owner's comments, the Board voted to amend the Newly Revised House Rules to exclude this item. It was intended to clarify who was responsible for tile installed in common (2nd floor) entry ways at owner expense. The Board felt the issue was addressed in the preceding paragraph which will remain in effect.

An Owner was aware of a recent property inspection where trip and fall hazards associated with unauthorized floor mats on upstairs common area entryways were noted. The Owner suggested that, if mats had to be removed, the upstairs entries should be painted in the same manner as the downstairs areas.

The Board thanked the Owner for their suggestion and will consider this option for the future.

WHAT'S UP?



****DIS 'N 'DAT –**

What Is Up?

We are not sure, but we believe that there is no two-letter word that has more meanings than the word "UP".

Guess that most of us would think "UP" means skyward or at the top of something. But then all these other options come into play.

We wake UP in the morning.
We get UP out of a chair.
We speak UP to be heard.
Topics come UP in conversations.

And then, there is more.....

We brighten UP....We offer UP.....We call UP.....We look UP....We line UP....We dress UP and We Stir UP.....

OH MY!.....We could go on and on; but, our time is UP....and now we need to Shut UP!

Editor's Note: Idea for this came from a very old article in the Northshore News. Author and date of article unknown. Glad we wrote it DOWN for future use!

THE EDDIE WENT!



Those of you who are "off-Island" might be interested to know that one of the premiere Big Wave Surfing Events in the world occurred on the North Shore in January.

The Eddie Aikau Big Wave Surfing Contest kicked off at Waimea Bay on Sunday, January 22nd. Conditions must be just right for the event to be held and that is why it has



only happened nine times since first created in 1984. The last time the event was held was in 2016.

The swell produced over 40-foot waves with winds that were favorable to hold the contest. 40 of the world's best surfers were in the field of contestants and for the first time ever, six women competed.

In another first, the event was won by a local Hawaiian Lifeguard, Luke Shepardson. He arranged to take time off to compete, won the event, and then returned to work patrolling at the 'Ehukai Beach Park the next day.

For complete details and a video of his winning ride click on the image above

February Events on Oahu

We just did not find any local events on the island to list. Several February events (Ukelele Festival and Picnic) have been moved to May. Info on February Surf events (Hurley Sunset Beach and Volcom Pipe Pro) cannot be verified online. hard to verify due to lack of info on the internet.

Click this link to go to the Best of Oahu website to do some research of your own. [Oahu Events in February \(best-of-oahu.com\)](http://best-of-oahu.com)

COMMUNITY BILLBOARD



Bridge Players Wanted

Do you Play Bridge? If so, there is a group that plays on north shore that's looking for more players. If you are interested in

social contract bridge in a very friendly and relaxed atmosphere, we have openings. Contact Milia at 808-392-6339.



FOR SALE OR WANTED

No Items To List

Need an ad posted? Contact Vickie Dela Cruz at vickieldc@yahoo.com

REAL ESTATE

#7 for \$950,000 FEE SIMPLE*

* Sale pending ** Sold ***By Owner

HAU' OLI LA HANAU



- CAROLINE CUMMINGS - LANE DAVEY
- LANI HEARN - HALLEY PRASAD
- STEPHANIE SOUZA - WENDY STAFFORD
- HERB ROSE - LESLIE NAKAJIMA

Let us recognize your birthday in DA KINE. Email your name to vickieldc@yahoo.com - Subject: DA Kine Birthday..... Mahalo



KUILIMA ESTATES EAST BOARD OF DIRECTORS



President	Walt Weiss	waltweiss@comcast.net
Vice President	Scott Najima	scottnajima@comcast.net
Secretary	Bert Wilkinson	baw5671@comcast.net
Treasurer	Wendy Stafford	wendyw01@yahoo.com
Director	Rick Rocheleau	rick.rocheleau@gmail.com
Director	Ete Savini	ete.savini@aol.com
Director	Lori Miller	cookieswithme@yahoo.com

RESIDENT MANAGER & SECURITY

Resident Manager – Marlene Almadova

Email: kuilimaeast@hawaii.rr.com

Phone 808-293-9974

Monday – Friday 9am – 2pm

KEE SECURITY (APEX)

Monday – Friday 3pm-7am Saturday/Sunday 24 hours

Phone 808-293-9974

NEWSLETTER & WEB PAGE

Bert Wilkinson & Vickie Dela Cruz

baw5671@comcast.net

STANDING COMMITTEES

Public Relations – Bert Wilkinson

Rules – Walt Weiss

Facilities and Grounds – To Be Set