

Kuilima Estates East  
BOARD OF DIRECTOR'S MEETING MINUTES  
Saturday August 27, 2022 @ 9:00 A.M.

CALL TO ORDER

President Toole called the meeting of the Board of Directors to order at 9:03 A.M.

ESTABLISH A QUORUM

Members Present: Vice President Bernie Rzeplinski, Secretary Bert Wilkinson (phone), Treasurer Wendy Stafford, Director (s) Walt Weiss (phone) and Vini Freitas

Member Excused: Director 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 May 7, 2022 regular Board of Director's meeting minutes as written.

MANAGER'S REPORT

- Power washing common areas.
- Caulking stairways.
- The office window replaced.
- The recreation center door replaced.
- Have received trash enclosure proposals.
- The tennis courts are in good shape.

TREASURER'S REPORT

- A. Financial Report: The financial report for March, April May, June and July 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 – See Manager's report above. .  
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: On motion of Treasurer Stafford with a second by Director Freitas the Board unanimously approved the proposal from Central Pacific Specialty Contractors (CPSC) to repair five (5) trash enclosures showing spalling in the concrete for \$26,757.
- B. House Rule (Revision): On motion of Director Freitas with a second by Treasurer Stafford, the Board unanimously approved the revision to the House Rules provided Attorney Phil Nerney reviews them and recommends approval.

NEW BUSINESS

- A. Budget 2023: On motion of Director Weiss with a second by Secretary Wilkinson, the Board approved the 2023 budget with a 7% increase in maintenance fees. Those voting "yes" were Vice President Rzeplinski, Secretary Wilkinson and Director (s) Weiss. Those voting "no" were Treasurer Stafford and Director Freitas. The motion passes.
- B. Annual Meeting for 2023: On motion of Director Weiss with a second by Secretary Wilkinson, the Board unanimously approved scheduling the Annual Meeting for Saturday January 21, 2023. Registration starts at 9:30 A.M. The meeting starts at 10:00 A.M.
- C. Board of Director Resignation: On motion of Director Freitas with a second by Secretary Bert Wilkinson, the Board unanimously approved the resignation of Parri Toole who has sold her unit as of May 17, 2022.
- D. Board of Director Reorganization: On motion of Director Freitas with a second by Treasurer Stafford, the Board unanimously approved appointing Walter Weiss as Board President effective immediately.
- E. Board of Director Appointment: The Board will wait for the Annual meeting and let the owners fill the Board vacancy.
- F. Relocation Expense for Unit #38 and #40: On motion of Treasurer Stafford with a second by Vice President Rzeplinski, the Board unanimously approved paying relocation expense for unit #38 and \$40 totaling \$1,928.59 while underground common piping is repaired.

EXECUTIVE SESSION

None

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 10:51 A.M.

Submitted by

Craig Richter, CMCA®  
Recording Secretary