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KUILIMA ESTATES EAST BOARD OF DIRECTORS' MEETING

The regularly scheduled meeting of the Board of Directors of Kuilima Estates East held on:

Date: Saturday July 13, 2024

Time: 9:00 A.M.

Place: Tennis Court Pavilion

Board Members, if you are unable to attend this meeting, please call 593-6361 and inform us accordingly.

BY CALL: Walt Weiss

BY: Craig Richter
Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO HOURS PRIOR TO THE MEETING OR SIMULTANEOUSLY WITH NOTICE TO THE DIRECTORS [HRS 514B-125 (d)]

KUILIMA ESTATES EAST BOARD OF DIRECTORS' MEETING Saturday July 13, 2024 Kuilima Estates East

AGENDA

OWNERS FORUM

- 1. ESTABLISH A QUORUM
- 2. CALL TO ORDER
- 3. APPROVE MINUTES
 - a) The Regular Board of Directors Meeting was held Saturday April 27, 2024.
- 4. SITE MANAGER'S REPORT
- 5. TREASURER'S REPORT
 - a) April and May 2024 Financial
 - b) Investments-None
 - c) Delinquency Report
- 6. COMMITTEE REPORTS
 - A. Grounds Committee
 - B. Infrastructure (Building) Committee
- 7. UNFINISHED BUSINESS
 - A. Drainpipe Replacement Update
- 8. NEW BUSINESS
 - A. Budget 2025
 - B. Property Inspection
- 9. EXECUTIVE SESSION
- 10. NEXT MEETING

The next Regular Board of Director Meeting is TBA.

11. ADJOURNMAENT

KUILIMA ESTATES EAST BOARD OF DIRECTOR'S MEETING MINUTES SATURDAY, April 27, 2024 @ 9:00 A.M.

CALL TO ORDER

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

ESTABLISH A QUORUM

Members Present: President Walt Weiss, Secretary Bert Wilkinson, Treasurer Wendy Stafford,

Director(s) Rick Rocheleau, and Ete Savini (phone).

Member Excused: Vice President Lisa Lai and Director Vini Freitas

Present by Invitation: Craig Richter, Management Executive, Hawaiiana Management Company Ltd.

and Marlene Almadova, Site Manager AOAO Kuilima Estates East

APPROVAL OF MINUTES

The Board, by consensus, approved the Saturday, December 16, 2023, regular Board of Director's meeting minutes as written.

The Board, by consensus, approved the Saturday, January 20, 2024, Annual and Organizational meeting minutes as written.

The Board, by consensus, approved the Friday, February 23, 2024, Special Board of Director's meeting minutes as written.

MANAGER'S REPORT

- Beem busy on property
- Hired Marcos Landscaping—Big improvement.
- Tory Roofing is power washing and sealing roofs.
- Hired a new employee.
- A new FOB system has been installed at the front gates. There are still 40 owners who have not picked up their new FOB keys.
- There are some owners who do not pick up after their pets and are feeding cats.

TREASURER'S REPORT

- A. <u>Financial Report</u>: The financial report for November, December 2023, January, February, and March 2024 Financials reviewed and accepted subject to audit.
- B. Investments: Presented to the Board and discussed
- C. <u>Delinquency Report</u>: Presented to the Board and discussed.

COMMITTEE REPORT

- A. <u>Infrastructure (Building) Committee (President Weiss, Secretary Wilkinson, Director Savini):</u>
 The plumbing repair continues. Support beams are being replaced due to dry rot.
- B. Grounds Committee (Bob Grahm):

Very happy regarding Landscape. There has been a big improvement since Marcos Landscaping took over.

UNFINISHED BUSINESS

MINUTES OF THE BOARD OF DIRECTOR'S MEETING Kuilima Estates East Saturday April 27, 2024 PAGE 2 OF 2

A. <u>Two (2ea.) FOBS Provided to Each Owner Vote Ratification</u>: On motion of Secretary Wilkinson with a second by Treasurer Stafford, the Board unanimously approved issuing to each owner two (2) FOB keys per unit.

NEW BUSINESS

- A. <u>Aloha Aina Landscape Termination Vote Ratification</u>: On motion of Secretary Wilkinson with a second by Director Rocheleau, the Board unanimously terminating landscape services effective date March 15, 2024, at midnight.
- A. Marcos Landscaping & Maintenance, LLC Vote Ratification: On motion of Secretary Wilkinson with a second by Director Rocheleau, the Board unanimously approved the contract for \$18,780 plus GET per month. The contract includes mowing the lawn, leaf and rubbish removal, trimming bushes up to 10 feet, removal of yellow dried leaves and fruits of the palm tree, blowing leaves in the parking lot area, sidewalk, front house, terrace and driveway, edging, spraying weeds, tree cutting up to 10 feet, and hauling out rubbish.
- B. Employee Longevity Bonus: Executive Session
- C. <u>Property Inspection</u>: Management Executive, Craig Richter and Resident Manager, Marlene Almadova completed their property inspection April 26, 2024. M.E. Richter will write up inspection and send it to the Board.
- D. <u>Renaming the Tennis Courts</u>: On motion of Director Savini with a second by Treasurer Stafford, the Board unanimously approved renaming the tennis courts to William "Bill" Schoen tennis courts.
- E. Employee Raises: Executive Session

EXECUTIVE SESSION

At **10:19 A.M.** President Weiss called for and upon further review, the Board unanimously adjourned into executive session:

At **10:34 P.M.** President Weiss 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 was adjourned at 10:34 A.M.

Submitted by

Craig Richter, CMCA® Recording Secretary



Field Report #17 Status:Locked 06/26/2024

Summary





Owner:

Project:

Construction Representative:

Change Proposals: Weather:

Precipitation:

Max Temp (F): Min Temp (F): Categories:

Make field report private to organization: **Construction Representative's Comments**

KM of BG arrived on site at approximately 9:15 am. KM observed that NK plumbing had completed pouring concrete in units 79 & 77. NK plumbing had one employee on site, who was working on punch list items to complete in unit 79 when KM arrived. KM spoke to Marlene and informed her that we will be discussing the July 13th meeting at KEE on our weekly OAC meeting this Friday at 10am. KM also contacted Vini about meeting up and doing a site walk, but he was too busy with work and asked to reschedule.

Kevin Martin

Kuilima East Estates - Underground and Electrical

Personnel Onsite

General Contractor:

Subcontractors:

Utilities, City:

Owner Representative: Others:

Work Hours

Equipment Onsite

Work Performed Today

Materials Received Today

Quality Verification / Subcontractor Work Checked

Issues

Comments

Attachments

Photos



IMG_8034.jpeg

IMG_8034.jpeg Kevin Martin 6/26/2024 4:26:03 PM (5489.89 KB)



IMG_8035.jpeg

IMG_8035.jpeg Kevin Martin 6/26/2024 4:25:58 PM (4683.37 KB)



IMG_8036.jpeg

IMG_8036.jpeg Kevin Martin 6/26/2024 4:25:51 PM (2489.84 KB)



IMG_8037.jpeg IMG_8037.jpeg

Kevin Martin 6/26/2024 4:26:00 PM (2747.48 KB)



IMG_8038.jpeg

IMG_8038.jpeg Kevin Martin 6/26/2024 4:25:53 PM (2422.78 KB)



IMG_8039.jpeg IMG_8039.jpeg

Kevin Martin 6/26/2024 4:25:54 PM (2609.49 KB)



IMG_8040.jpeg IMG_8040.jpeg

Kevin Martin 6/26/2024 4:25:58 PM (4515.88 KB)



IMG_8041.jpeg Kevin Martin

IMG_8041.jpeg

6/26/2024 4:25:57 PM (4008.9 KB)

By: Kevin Martin



Field Inspection Units 79 & 77

Field Report #18 Status:Locked 06/28/2024



Summary



Owner:

Kevin Martin

Weather:

Kuilima East Estates - Underground and Electrical Project:

Precipitation: Max Temp (F):

Construction Representative:

Min Temp (F):

Change Proposals:

Categories:

Make field report private to organization:

Construction Representative's Comments

KM of BG arrived on site at 1:45 pm. KM did not see any NK plumbing personnel on site. KM observed that NK plumbing had completed backfilling and compacting native material on top of the concrete poured, above the new CPVC pipe installed. KM did not see Marlene, she was not at her office. NK plumbing is scheduled to turn over until 79 & 77 before 7/4/24 and will be starting on units 83 & 81 on 7/8/24.

Personnel Onsite

General Contractor:

Subcontractors:

Utilities, City:

Owner Representative:

Others:

Work Hours

Equipment Onsite

Work Performed Today

Materials Received Today

Quality Verification / Subcontractor Work Checked

Issues

Comments

Attachments

Photos Images



IMG_8085.jpeg

IMG_8085.jpeg Kevin Martin 6/28/2024 10:12:01 PM (2376.29 KB)



IMG_8086.jpeg

IMG_8086.jpeg Kevin Martin 6/28/2024 10:12:05 PM (6146.68 KB)



IMG_8087.jpeg

IMG_8087.jpeg Kevin Martin 6/28/2024 10:12:04 PM (4133.76 KB)

By: Kevin Martin

HAWAIIANA MANAGEMENT COMPANY PROPERTY INSPECTION REPORT

Project: Kuilima Estates East Date Inspected 07/08/2024

Inspector: Craig Richter, Management Executive

1.	BUIL	DING	G	S	U	COMMENTS
	a.	Walkways	Х			Some unevenness in sidewalks
	b.	Interphone	Х			Some unevenness in sidewalks
	C.	Stairways	Х			
	d.	Fire Fighting Equipment				
	e.	Gates	Х			Brand new installation
	f.	Lighting				
	g.	Bulletin Board	Х			
	h.	Mailboxes		Х		Oxidation
	i.	Parcel Lockers		Х		Oxidation
	j.	Trash Enclosures	Х			
	k.	Exterior Paint	Х			
	l.	Roof	Х			
	m.	Signage	Х			
2.	Road	ds & Parking				
	a.	Pavement		Х		Various curbs cracked
	b.	Striping/Numbers	Х			Repainted by in-house staff
	d.	Lighting				Inspection during the day
	e.	Parking Stalls	Х			

Note:

a. Cleanness c. Lighting d. Doors/Locks X 4. RECREATION AREA-POOL a. Barbecue/Picnic Area 5. POOL #1 a. Cleanliness X b. Pool Deck C. Furniture X d. Safety Equipment E. Posted Rules/Regulations F. Pumps/Filters/Heaters X b. Pool Deck X Showing wear due to age C. Furniture X Cleanliness X Showing wear due to age C. Furniture X Cleanliness X Showing wear due to age C. Furniture X Cleanliness X Clean	3.	MAIN	ITENANCE FACILITY	G	S	U	COMMENTS
d. Doors/Locks X 4. RECREATION AREA-POOL a. Barbecue/Picnic Area X BBQ Grille front tile 1&2 faded 5. POOL #1 a. Cleanliness X b. Pool Deck X Showing wear due to age c. Furniture X d. Safety Equipment X e. Posted Rules/Regulations X f. Pumps/Filters/Heaters X 6. POOL #2 a. Cleanliness X b. Pool Deck X Showing wear due to age c. Furniture X d. Safety Equipment X e. Power Rules/Regulations X f. Pumps/Filters/Heaters X 6. POOL #2 a. Cleanliness X b. Pool Deck X Showing wear due to age c. Furniture X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X		a.	Cleanness		Х		
4. RECREATION AREA-POOL a. Barbecue/Picnic Area X BBQ Grille front tile 1&2 faded 5. POOL #1 a. Cleanliness X b. Pool Deck X Showing wear due to age c. Furniture X d. Safety Equipment X e. Posted Rules/Regulations X f. Pumps/Filters/Heaters X 6. POOL #2 a. Cleanliness X b. Pool Deck X Showing wear due to age c. Furniture X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X f. Pumps/Filters/Heaters X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X		C.	Lighting		Х		
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a. Cleanliness X Showing wear due to age c. Furniture X Showing wear due to age d. Safety Equipment X Separate State S		a.	Barbecue/Picnic Area	Х			BBQ Grille front tile 1&2 faded
b. Pool Deck c. Furniture d. Safety Equipment e. Posted Rules/Regulations f. Pumps/Filters/Heaters 6. POOL #2 a. Cleanliness b. Pool Deck c. Furniture d. Posted Rules/Regulations x b. Pool Deck c. Furniture x d. Posted Rules/Regulations x e. Pumps/Filters/Heaters x Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface b. Nets x c. Benches x d. Fence x 6. Recreation Center	5.	P00	L #1				
c. Furniture d. Safety Equipment E. Posted Rules/Regulations f. Pumps/Filters/Heaters S. Showing wear due to age C. Furniture D. Pool Deck C. Furniture D. Posted Rules/Regulations E. Pumps/Filters/Heaters S. Showing wear due to age C. Furniture S. Showing wear due to age C. Furniture S. Showing wear due to age C. Furniture S. Showing wear due to age S. Showing wear due to age C. Furniture S. Showing wear due to age S. Showing wear due to age C. Furniture S. Showing wear due to age S. Showing wear due t		a.	Cleanliness	Х			
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b. Pool Deck X Showing wear due to age c. Furniture X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center	6.	P00	L #2				
c. Furniture X d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center		a.	Cleanliness	X			
d. Posted Rules/Regulations X e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center		b.	Pool Deck		Х		Showing wear due to age
e. Pumps/Filters/Heaters X Gasket was replaced which was causing water to leak. 6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center		C.	Furniture	X			
6. Tennis Courts a. Surface X b. Nets X c. Benches X d. Fence X		d.	Posted Rules/Regulations	X			
a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center		e.	Pumps/Filters/Heaters	Х			Gasket was replaced which was causing water to leak.
a. Surface X b. Nets X c. Benches X d. Fence X 6. Recreation Center	6.	Tennis Courts					
b. Nets X c. Benches X d. Fence X 6. Recreation Center				X			
c. Benches X d. Fence X 6. Recreation Center							
d. Fence X 6. Recreation Center							
		d.	Fence	Х			
a. Bathrooms X	6.	Recre	eation Center				
\(\)		a.	Bathrooms	Х			
b. Tables X		b.	Tables	Х			
c. Chairs X		C.	Chairs	Х			
d. Kitchen X		d.	Kitchen	Х			

	COMMENTS
1.	
1	Mat at front door
2	Mat at front door
3	Mat at front door
4	Shoes on front landing
5	Ok
6	Ok
7	Ok
8	Ok
9	Ok
10 11	Ok Ok
12	Ok
13	Ok
14	Ok
15	Bush off front of unit needs trimming back
16	Ok Ok
17	Ok
18	Ok
19	Ok
20	Ok
21	Dryer vent needs cleaning Ok
22	
23	Ok
24	Ok Ok
25	Ok Ok
26	Ok
27	Ok
28 29	Ok
30	Ok
31	Ok
32	Ok
33	Ok
34	Ok
35	Ok
36	Ok
37	Ok
38	Ok
39	A lot of items on the lanai
40	Ok
41	Lanai Beam is rotten and needs to be replaced
42	Ok
43	Ok
44	Ok
45	Dryer vent outside needs to be cleaned
46	Ok
47	Shoes outside near front door
48	Ok
49	A/C needs paint to match building color
50	Ok
51	Ok
52	Ok
JŁ	

53	Ok
54	Ok
55	Entryway needs paint
56	Ok
57	Entryway needs paint
58	Items stored on lanai
59	Ok
60	Ok
61	Ok
62	Ok
63	Ok
64	Ok
65	Ok
66	Ok
67	Ok Ok
68	Ok
	Ok
69 70	Ok
70	Ok
72	Ok
73	Ok
74	Ok
75	Ok
76	Ok
77	Plumbing repair finished by NK Plumbing
78	Plumbing repair finished by NK Plumbing
79	Plumbing repair finished by NK Plumbing
80	Plumbing repair finished by NK Plumbing
81	July 8-2024, plumbing repair begins by NK Plumbing
82	July 8 2024, plumbing repair begins by NK Plumbing
83	July 8 2024, plumbing repair begins by NK Plumbing
84	Ok
85	Ok
86	Ok
87	Ok
88	Ok
89	Ok
90	Ok
91	Ok
92	Ok
93	Ok
94	Ok
95	Ok
96	Ok
97	Ok
98	Ok
99	Ok
100	Ok
101	Ok

102	Ok
103	Ok
104	Ok
105	Ok
106	Ok
107	Ok
108	Ok
109	Ok
110	Ok
111	Ok
112	Ok
113	Ok
114 115	Shoes at front entry
115	Ok
116	Ok
117	Ok
118	Ok
119 120	Ok Ok
120	Ok Ok
122	Ok Ok
123	Tile at front entry on common element
123	Ok
124 125	Tile at front entry/A/C needs painting
126	Ok
127	Ok
128	Ok
129	Ok
130	Ok
131	Ok
132	Ok
133	Ok
134	Ok
135	Ok
136	Ok
137	Ok
138	Ok
139	Ok
140	Ok
141	Ok
142	Ok
143	Ok
144	Ok
145	Ok
146	Ok
147	Ok
148	Ok
149	Ok
150	Ok
151	Ok
152	Ok
153	Ok
154	Ok
155	Ok
156	Ok
-	

157	Ok
158	Ok
159	Ok
160	Ok
161	Ok
162	Ok
163	Ok
164	Ok
165	Ok
166	Ok
167	Ok
168	Ok

Note—