

KUILIMA ESTATES EAST
BOARD OF DIRECTOR'S MEETING MINUTES
SATURDAY, July 13, 2024 @ 9:00 A.M.

CALL TO ORDER

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

ESTABLISH A QUORUM

Members Present: President Walt Weiss (phone), Vice President Lisa Lai, Secretary Bert Wilkinson, Treasurer Wendy Stafford, Director(s) Rick Rocheleau, and Vini Freitas

Member Excused: Director Ete Savini

Present by Invitation: Craig Richter, Management Executive, Hawaiiana Management Company Ltd. and Marlene Almadova, Site Manager AOA O Kuilima Estates East, Doug Shumock and Sang Byun, Bergeman Group.

APPROVAL OF MINUTES

The Board, by consensus, approved the Saturday, April 27, 2024, regular Board of Director's meeting minutes as written.

MANAGER'S REPORT

- Marcos Landscaping—Doing a great job.
- Naupaka has been removed by the golf course.
- The Coconut Rhinoceros Beetle has been spotted
- Striping of parking lot continues
- Entry phone signs have been ordered

TREASURER'S REPORT

- A. Financial Report: The financial report for April and May 2024 Financials reviewed and accepted subject to audit.
- B. Investments: Presented to the Board and discussed
- C. Delinquency Report: Discussed with Board.

COMMITTEE REPORT

- A. Infrastructure (Building) Committee (President Weiss, Secretary Wilkinson, Director Savini):
The plumbing was discussed and presented by Bergeman. The electrical panels are old and need to be replaced. The Board is working with Bergeman Group to hire a consultant for evaluation.
- B. Grounds Committee (Bob Grahm):
No report.

UNFINISHED BUSINESS

- A. Drainpipe Replacement Update: The Bergeman Group gave an overview of the water pipe replacement and an electrical assessment that will need to be done.

NEW BUSINESS

- A. Budget 2025:
The Board was advised that the 2025 budget process has begun and that the Budget Committee would consist of President Weiss, Secretary Wilkinson, Treasurer Stafford and Director Freitas.

- B. Property Inspection: On motion of Treasurer Stafford with a second by Treasurer Stafford, the Board unanimously accepted the Property Inspection report dated July 8, 2024.
- C. Non-Skid Tape: On motion of Secretary Wilkinson with a second by President Weiss, the Board unanimously approved installing non-skid tape on all common area stairways.
- D. Short Term Rentals: There was discussion regarding illegal short-term rentals and the Kuilima Estates East Resolution that states legally operated short-term rentals are allowed on property. Secretary Wilkinson will draft a letter to be approved by the Board that satisfies the City & County of Honolulu's Department of Planning & Permitting certification process. This item will be deferred until the next Board of Director meeting.

EXECUTIVE SESSION

At **10:53 A.M.** Executive session called

At **11:22 A.M.** 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 11:22 A.M.

Submitted by

Craig Richter, CMCA®
Recording Secretary