

KUILIMA ESTATES EAST
BOARD OF DIRECTOR'S MEETING MINUTES
SATURDAY, April 26, 2025 @ 10:00 A.M.

CALL TO ORDER

President Weiss called the meeting of the Board of Directors to order at 10:00 A.M. Management Executive Richter is the recording Secretary.

ESTABLISH A QUORUM

Members Present: President Bert Wilkinson, Vice President Vini Freitas, Secretary Mary Widiner, Treasurer Wendy Stafford, Director(s) Lisa Lai (Arr. 10:09 A.M.), Rick Rocheleau, and Ete Savini (Zoom).

Member Excused:

Member Not Excused:

Present by Invitation: Craig Richter, Management Executive, Hawaiiana Management Company Ltd. and Marlene Almadova, Site Manager AOA O Kulima Estates East.

APPROVAL OF MINUTES

The Board, by consensus, approved Saturday, October 11, 2024, regular Board of Director's meeting minutes as written.

The Board, by consensus, approved the Saturday, January 25, 2025, Annual and Organizational meeting minutes as written.

MANAGER'S REPORT

- Maintenance has repaired various water leaks with irrigation around the property.
- Tree roots near building #15 are growing through water drains.
- The lock boxes at both pools and the tennis court will be changed.

TREASURERS REPORT

- A. Financial Report: The financial report for September, October, November and December 2024, January and February 2025 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 emergency repairs on the last pipe is being completed. The rest of the pipe replacement will go out to bid. The Bergeman Group will be sending out Electrical and Pipe replacement bids by mid-May.
- B. Grounds Committee (Bob Graham):
The CRB is still an issue. Treatment for the Coconut Rhinoceros Beetle (CRB) continues and seems to be working. The Committee continues to work with the Landscapers to decide on which type of chemicals to use on plants and grass that are eco-friendly to the environment, people and pets. The Wedelia has diminished, and the Committee is discussing replacement. All the trees around the property have been mapped out to help keep them healthy and strong
- C. Finance Committee (Mary Widiner/Wendy Stafford):

On motion of President Wilkinson, the Board unanimously accepted the creation of the Finance Committee to be chaired by Secretary Widiner and Treasurer Stafford.

D. Communications Committee (Bert Wikinson):

On motion of President Wilkinson, the Board unanimously accepted the creation of the Communication Committee to be chaired by President Wikinson.

UNFINISHED BUSINESS

- A. Drainpipe Replacement Update: See "Infrastructure Committee" report. This item has been deferred until the next Board of Director meeting.
- B. Short Term Rentals: This item has been deferred until the next Board of Director meeting.

NEW BUSINESS

- A. Property Inspection: The Board, with unanimous consent, accepted the Property Inspection report dated April 17, 2025.
- B. SRG Fire Service Inc. Proposal: The Board, with unanimous consent, accepted the proposal from SRG Fire Services, Inc. for \$690 to inspect 46 fire extinguishers at \$15.00 each.
- C. NK Plumbing Proposal of Main Water Line Units 9,10,11, and 12: The Board, with unanimous consent, accepted the proposal from NK Plumbing to replace waterline servicing units 9, 10, 11 and 12 for \$20,795.82 including tax.
- D. Funding Water Pipe/Electrical Project: The Board, with unanimous consent, discussed various funding options for the water pipe/electrical replacement project and decided it was best to fund the project by special assessment to all the owners. Once the determination of total cost is approved by the Board each owner will be notified of their special assessment.
- E. Lease Hold Value: The Board, with unanimous consent, approved that any land value purchases will be based on current Property Tax Assessment of the City and County of Honolulu effective July 1, 2025.

EXECUTIVE SESSION

At **11:41 A.M.** President Wilkinson called for and upon further review, the Board unanimously adjourned into executive session to discuss legal matters, contracts and personnel.

At **1:13 P.M.** Meeting back in regular session.

DATE, TIME, AND PLACE OF NEXT MEETING

The next regular Board of Director Meeting is scheduled for Saturday July 19, 2025, in the Tennis Court Pavilion at 10:00 A.M.

ADJOURNMENT

There being no further items of business, the meeting was adjourned at 1:13 P.M.

Submitted by

Craig Richter, CMCA, AMS
Recording Secretary