

KUILIMA ESTATES EAST
BOARD OF DIRECTOR'S MEETING MINUTES
SATURDAY, October 11, 2024 @ 10:00 A.M.

CALL TO ORDER

President Weiss called the meeting of the Board of Directors to order at 10:03 A.M. Management Executive Richter is the recording Secretary.

ESTABLISH A QUORUM

Members Present: President Walt Weiss, Vice President Lisa Lai (Arr. 12:05 P.M.), Secretary Bert Wilkinson, Treasurer Wendy Stafford, Director(s) Rick Rocheleau, and Vini Freitas

Member Excused:

Member Not Excused: Director Ete Savini

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, July 13, 2024, regular Board of Director's meeting minutes as written.

MANAGER'S REPORT

- Water shut offs are being replaced as needed.
- Tree roots near building #15 are growing through water drains.
- Sidewalk lights are being broken and replaced as needed.
- Mailbox proposals are being sought by the Bergeman Group to replace mailboxes.
- Owners are reminded that they are responsible for all tenants and guests of their units owned.

TREASURER'S REPORT

- A. Financial Report: The financial report for June, July and August 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):
To date there have been seven (7) more water drainpipe replacements. Working on three (3) contracts to finish water drainpipe replacement and electrical box replacement. Working on getting a proposal for camera inspection of main sewer lines on property.
- B. Grounds Committee (Bob Grahm):
Very happy with Marcos Landscaping. The Coconut Rhinoceros Beetle has been found dead in the pool. To date none has been found in the trees around the property. The Landscape Committee would like to see more native Hawaiian Plants around the grounds. Volunteer owners are welcome to join the Landscape Committee.

UNFINISHED BUSINESS

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- A. Drainpipe Replacement Update: See "Resident Manager Report".
- B. Budget 2025 Approval: On motion of Secretary Wilkinson with a second by Director Rocheleau, the Board unanimously approved the 2025 budget with a 25% increase in maintenance fees and a 3.7% increase in management fees.
- C. Short Term Rentals: This item has been deferred until the next Board of Director meeting.

NEW BUSINESS

- A. Property Inspection: On motion of Director Freitas with a second by President Weiss, the Board unanimously accepted the Property Inspection report dated October 11, 2024.
- B. Felice Valmas, CPA: On motion of Treasurer Stafford with a second by Director Rocheleau, the Board unanimously approved the Audit Proposal for 2024, 2025 and 2026 for \$3,400 plus Hawaii G.E.T. per year.
- C. Corporate Transparency Act: On motion of President Weiss with a second by Director Rocheleau, the Board unanimously approved the Corporate Transparency Act proposal for \$580 plus Hawaii G.E.T. to collect and file needed information from the Board of Directors to satisfy all requirements of the Corporate Transparency Act.

EXECUTIVE SESSION

At **11:53 A.M.** Executive session called

At **12:56 P.M.** Meeting back in regular session.

DATE, TIME, AND PLACE OF NEXT MEETING

The next regular Board of Director Meeting TBA. The Annual and Organizational Meetings of the owners at Kuilima Estates East are scheduled for Saturday January 25, 2025, in the pavilion parking lot. Registration starts at 9:30 A.M and the meeting starts at 10:00 A.M.

ADJOURNMENT

There being no further items of business, the meeting was adjourned at 12:56 P.M.

Submitted by

Craig Richter, CMCA®
Recording Secretary