

**REGULAR BOARD OF DIRECTORS MEETING
KAIMALA MARINA AOUO**

DRAFT

September 15, 2020

On-Site, Honolulu, Hawai'i

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Present: President Michael Nadeau, VP Dennis Rose, Treasurer Ernest Provencher, Asst. Treasurer Richard Perez, Secretary Cheryl Borney and Director Scott Cabral.

Absent: Director Ching

By Invitation: Mr. Guido Mazzanti, Resident Manager (RM) and Mr. John Schick, Management Exec. (ME) and Recording Secretary.

CALL TO ORDER:

There being a quorum present, the meeting was called to order at 6:30 pm by President Nadeau. The meeting was conducted via 'Zoom'

APPROVAL OF MINUTES:

The minutes of the August 18, 2020 Regular Board Meeting were previously distributed to all Board members. Hearing no corrections, the minutes were approved as distributed.

REPORTS:

Resident Manager:

The RM submitted his written report, a copy of which is on file at the managing agents office.

Items Discussed:

1. Walkways update: Third phase of sidewalk renewal is 50% completed at this time. Upon completion the final phase will begin to finish the project.
2. Driveway/parking: The crack repair will be revisited in November and corrections made at cooler ambient temperatures.
3. #300 Water shut-off: The search for the main water shut off location for bldg.. 300 is still ongoing.
4. Driveway Wash: The driveway will be washed where concrete was spilled by contractor.
5. #324 Lanai: Contractor is scheduled to begin work on 9.22.20.

Financial:

1. Statements: Treasurer Provencher reviewed the August financial statement. There were no significant deviations.
2. Draft 2021 budget: The treasurer and any Board members interested in discussing the proposed budget will be invited at date and time to be determined.
3. Auditors Engagement: The engagement letter will be signed by the president, since it was approved at the Annual meeting.

Committees

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1. Buildings & Grounds:

- a. There are 7 units remaining with clutter. The ME will send notices to the affected units with a timeline of 15 days from date of letter.
- b. Looking for comments for revision/update of the House Rules.

2. Luna-Kai Marina Park Assoc. – No report

3. Marina Assoc: - No report.

6. Newsletter/Website: Testing an app from Hawaiiana Management.

UNFINISHED BUSINESS:

- A. Towing Contract: No reply from VIP towing to date, Will follow up.
- B. #902 Roof Damage: The RM will contact the vendor to do the repairs.

NEW BUSINESS

1. Boat: The ME will try to contact the owner of unit #502 to get boat removed.
2. Derelict Vehicle: The ME will write to #116 giving 2 weeks notice for removal of car.


NEXT MEETING

The next Regular Board of Directors Meeting is scheduled for October 20, 2020

ADJOURNMENT: The meeting was adjourned at 7:50 pm.

Submitted: 09.16.20

Approved: 10.20.20


John Schick, CMCA®, PCAM®
Recording Secretary

Cheryl Borney
Secretary