

ASSOCIATION OF APARTMENT OWNERS
MAUI HILL
BOARD OF DIRECTORS REGULAR
CONFERENCE CALL MEETING
November 13 & 18, 2015

I. Call to Order

President Dick Endean called the meeting to order at 8:00 a.m. HST.

II. Establish Quorum

Members Present: Dick Endean, Carl Carlson, CJ Law, Loren Knott, Alex Cordas.

Maui Lea Present: Dick Endean, CJ Law, Loren Knott, Paul DiMarchi, Bill Petro (disconnected early), Bob Jacalone

By Invitation: Dennis Costa, General Manager; Frank Robar & Mike Robar, Condominium Fiscal Management, Inc., Maui Lea Fiscal Co-Plan Manager; Ruth Okada, Aston Hotels & Resorts, LLC, Managing Agent.

III. Waiver of Notice

No waiver was necessary as all Board members were present.

IV. Executive Session (concurrent with Maui Lea)

MOTION #1: Loren Knott moved to go into executive session. The motion was seconded by Carl Carlson and passed by unanimous consent.

The Board went into a concurrent executive session with Maui Lea at 8:00 a.m. Upon coming out of executive session, the regular meeting resumed at 9:49 a.m. During the executive session, the Board discussed legal matters.

The meeting was recessed at 9:49 a.m. and resumed at 8:00 a.m. on 11/18/15.

V. Approval of Agenda

MOTION #2: CJ Law moved to approve the agenda with the addition of "Activities Desk Lease Approval under New Business. The motion was seconded by Carl Carlson and passed by unanimous consent.

VI. Approval of Meeting Minutes – 9/21-22/15 Regular; 9/22/15 Organizational; 2015 Annual

MOTION #3: Loren Knott moved to approve the 9/21–22/15 Regular meeting minutes as circulated. The motion was seconded by CJ Law and passed by unanimous consent.

MOTION #4: Loren Knott moved to approve the 9/22/15 Organizational meeting minutes as circulated. The motion was seconded by CJ Law and passed by unanimous consent.

MOTION #5: Loren Knott moved to approve the 2015 Annual Owners meeting minutes as circulated. The motion was seconded by CJ Law and passed by unanimous consent.

VII. Ad Hoc Committee

1. Energy Conservation – Dick Endean and Alex Cordas reported that at the last meeting there were 2 presenters for Net Energy Metering (NEM). Since then the Public Utilities Commission (PUC) in Hawaii eliminated the NEM which became effective in October. General discussion on the next step and Maui Hill's obligation to HNU. Dick confirmed that HNU is only responsible to obtain approval for Maui Hill to connect to MECO and that other companies can provide a proposal for engineering and financing. Will also continue to research individual unit options, but because of this change, it may not be feasible. General discussion followed.

MOTION #6: Carl Carlson moved to ratify the approval to hire HNU Energy Agreement to obtain approval for Maui Hill to connect to MECO. The motion was seconded by Alex Cordas and passed by unanimous consent.

Dick continued and explained how the photovoltaic (PV) installation would work noting that the system cannot over generate power at any time. Battery storage capability is also being reviewed. Dennis Costa will also review whether over production power can be used at the property and if night time tasks can be moved to the day. Federal and State energy credits will also expire at the end of 2016. If the PV system is installed, the condition of the roofs will have to be reviewed. Currently the maintenance and administration buildings are being reviewed for PV installation.

VIII. Manager's Report

Dennis Costa reported on the following:

1. Unit #88 – Dennis will check on why this unit cannot connect to the internet.
2. Lumber - Being replaced on an ongoing basis and hollow tile is being added where possible which will not require replacement in the future. Treated lumber is used.
3. Termite Treatment of Attic Without Tenting – Not very many problems this year, but will check to determine if treatment can be done in the attic areas only and report back to the Board.
4. Cushions for Pool Chaise Lounges – Dick Endean will work with Dennis on the selection of fabric for the second testing of the cushions which should be water repellent.
5. Exterior Painting – Administration Building & Entire Property – Will obtain a quote to present to the Board at the January meeting. Bob Jacalone will check with the company to recolor stucco rather than repaint

IX. Unfinished Business

There were none.

X. New Business

1. Proposed Amendments – Deferred.
2. Bulk Internet & Phone Service – Dick Endean reported Bob Jacalone, Dennis Costa and discussed with Oceanic the following: 1) Elimination of the hospitality package in June 2016, 2) Slow speed of the internet and dropping of the service, 3) Printing issues, 4) Upgrading to 50 by 5 from 5 by 1. Also obtained a quote from Pacific Direct Connect which is the company that Aston is using. General discussion followed. A decision needs to be made in January in order to have the new configuration in place for internet service by 7/1/16. Dennis will continue to work on this as a priority. It was noted that Oceanic does not have a phone application capabilities. Dennis also noted that the battery for the back-up power supply is not working well.

MOTION #5: Loren Knott moved to approve purchasing the battery and power supply for the PBX at a cost of approximately \$3,400. The motion was seconded by CJ Law.

Discussion: General discussion followed. Dick will send the battery information to Alex Cordas to determine if cost is acceptable before proceeding with the purchase and installation. Quote is from Black Box.

The motion passed by unanimous consent.

Bill Petro disconnected at 11:16 a.m.

3. Activities Desk – Loren Knott noted that the lease will expire at the end of February. Dennis advised that the Lessee would like to continue the lease, but unable to increase the rent.

MOTION #6: Loren Knott moved to renew the lease for the Activities Desk for one year at the same terms and conditions. The motion was seconded by CJ Law.

Discussion: General discussion followed on renewing for 2 years. The Board agreed that only one year should be offered.

The motion passed by unanimous consent.

4. January Agenda – Bob Jacalone asked the Board to add the topic of Weekend Pool Activity to the agenda for the January meeting. Asked Dennis Costa to present a comprehensive plan to control the weekend activities at the pool.

XI. Next Meeting

1. Board
 - A. Friday, 1/22/16 9:30 a.m.
 - B. Monday, 4/25/16 Las Vegas 9:00 a.m.
 - C. Thursday, 9/15/16 Following the annual meeting
2. Annual – Thursday, 9/15/16 (registration 9 a.m.)

XII. Executive Session

MOTION #7: Loren Knott moved to go into executive session. The motion was seconded by CJ Law and passed by unanimous consent.


The Board went into executive session at 11:27 a.m. Upon coming out of the executive session, the regular meeting resumed at 12:21 p.m. During the executive session, the Board discussed legal matters.

XIII. Adjournment

MOTION #8: Alex Cordas moved to adjourn the meeting. The motion was seconded by Carl Carlson and passed by unanimous consent.

The meeting was adjourned at 12:21 p.m.

Approved by:



Alex Cordas, Secretary
Board of Directors


Ruth Okada
Recording Secretary