

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
September 21, 2015

I. Call to Order

President Bob Jacalone called the meeting to order at 12:35 p.m. at the Makena Beach & Golf Resort, Maui, Hawaii.

II. Establish Quorum

Members Present: Bob Jacalone, Dick Endean, CJ Law, Bill Petro, Loren Knott, Denise Smith, Paul DiMarchi.

Maui Hill Board: Dick Endean, CJ Law, Loren Knott, Alex Cordas, Carl Carlson.

Owners Present: Joe & Louise Brandner, Don & Anne Griffith, Maureen & Joe Neglia, George & Donna Jewett, Rosemary Jacalone, Naomi Archer, Madonna Petro, Donald Orton, Janet & Stan Lebby.

By Invitation: Nancy Benson, Owner's Services; Frank Robar & Mike Robar, Condominium Fiscal Management Inc., Co-Plan Manager; Dennis Costa, General Manager; Ruth Okada, Aston Hotels & Resorts, LLC, Co-Plan Manager.

III. Waiver of Notice

The Board signed a waiver for all scheduled meetings. Notices are only emailed to the Board.

IV. Approval of Agenda

There were no changes.

V. Approval of Minutes 4/28/15

MOTION #1: Denise Smith moved to approve the minutes of the 4/28/15 Regular meeting as circulated. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

VI. Treasurer's Report

1. Financial – Bill Petro stated that there were no additions to the financial report that he presented during the annual meeting.

A. Allocation of Funds to Capital \$6,213 – Frank Robar explained that the Board should approve the allocation of \$6,213 of the renovation reserves to capital reserves.

MOTION #2: Loren Knott moved to approve the allocation of \$6,213 of the renovation reserve in the FYE June 2016 to capital reserves. The motion was seconded by Bill Petro and passed by unanimous consent.

2. Delinquencies & Collections – To be discussed in executive session

3. Investments – Frank Robar reported that funds remain in cash.

VII. Ad Hoc Committee

1. Unit Refurbishment

A. Status – Dick Endean reported on the status of the refurbishment. The project is running over budget because of the painting of the ceiling in the upper floor units.

MOTION #3: Dick Endean moved to approve an additional \$45,000 for the over run of the refurbishment budget. The motion was seconded by Paul DiMarchi.

Discussion: Dick explained that the total cost is now \$865,000 with this additional amount and noted that excess funds for the prior year will be used for the shortfall.

The motion passed by unanimous consent.

- B. Armless Chairs/Wedge – Dick explained the issues for housekeeping to change sheets. Dennis Costa had suggested an armless chair to allow space for the housekeepers, but due to the cost, this was not pursued. General discussion followed on the cost and how often the hide-a-bed is used. The Board agreed that this topic be put on the agenda of the next meeting.
- 2. Energy Audit – Paul DiMarchi reported on the following.
 - A. Floor Fans for Testing Purposes – Testing has concluded and fans for the upper floor units have been purchased and installed.
 - B. Efficient AC – Higher BTU – This topic was deferred.
 - C. Solar Power – Research is being done to install solar panels on the roof of the units which is an AOA issue. There will be presentation at the AOA meeting tomorrow.
 - D. Pay for Use of AC – This topic was deferred.
 - 3. Lobby Internet Kiosk – Installed in the lobby.

MOTION #4: Paul DiMarchi moved to approve the purchase of a desk, chair and internet kiosk equipment. The motion was seconded by Denise Smith and passed by unanimous consent.

MOTION #5: Paul DiMarchi moved to allocate the expense between the Timeshare \$1,243.07 and Aston Resort \$1,102.34 for the lobby internet kiosk. The motion was seconded by Dick Endean and passed by unanimous consent.

VIII. Standing Committee

- 1. Contract Committee – Paul DiMarchi stated there was nothing to report at this time.
- 2. Budget Committee – Bill Petro stated that there was nothing to report at this time as the committee and the Board addressed the budget at the April meeting.

IX. Manager's Report

Dennis Costa stated there was nothing more to add to his report given at the annual owners' meeting.

X. Unfinished Business

- 1. Timeshare Resales – Nancy Benson reported on the timeshare resales.

XI. New Business

- 1. AOA Affairs – Dick Endean reported on the progress of the following: 1) solar, 2) land lease extension beyond 11/20/49, 3) continue to support the needs of Dennis and his staff to keep the property contemporary and looking good, and 4) wish list items: a) drive way needing resurfacing and repainting the exterior of the building.

2. Increase to Utility Surcharge for Trade Occupants – Dennis Costa suggested increasing the utility charge for trade occupants.

POLICY MOTION #6: Dick Endean moved to approve the following utility surcharge for trade occupants effective 6/1/16:

Jun/Jul/Aug/Sep/Oct

- \$35 for a One Bedroom per week
- \$40 for a Two Bedroom per week
- \$45 for a Three Bedroom per week

Jan/Feb/Mar/Apr/May/Nov/Dec

- \$20 for One Bedroom per week
- \$25 for a Two Bedroom per week
- \$30 for a Three Bedroom per week

The surcharge plus tax will be charged to everyone except owners. The General Manager will have full discretion to waive the surcharge.

The motion was seconded by Paul DiMarchi and passed by unanimous consent.

**RESCIND POLICY
MOTION #7:**

Dick Endean moved to rescind the following policy motion on 6/1/16 which was approved at the 9/18/13:

Jun/Jul/Aug/Sep

- \$30 for a One Bedroom per week
- \$35 for a Two Bedroom per week
- \$40 for a Three Bedroom per week

Jan/Feb/Mar/Apr/May/Oct/Nov/Dec

- \$20 for One Bedroom per week
- \$25 for a Two Bedroom per week
- \$30 for a Three Bedroom per week

The surcharge plus tax will be charged to everyone except owners. The General Manager will have full discretion to waive the surcharge.

The motion was seconded by Loren Knott and passed by unanimous consent.

3. Ratify ARDA National Membership 10/1/15 – 10/1/16 - \$300 – Bob Jacalone approved the payment for the ARDA National membership. General discussion followed on the benefits of both ARDA National and ARDA Hawaii.

MOTION #8: Loren Knott moved to approve the ongoing yearly membership for ARDA National and ARDA Hawaii. The motion was seconded by Paul DiMarchi and passed. Opposed: Endean.

4. Ratify Insurance Renewals 7/1/15 – 7/1/16 – Renewal information was sent to the Board for review.

MOTION #9: Loren Knott moved to ratify the approval to renew the following policies:

- Property – \$4,312,119 Coverage; Annual Premium \$7,568
- General Liability w/o TRIA & Optional Coverage – \$2 Million Aggregate; Annual Premium \$4,233
- Umbrella – \$5 Million; Annual Premium \$5,557

The motion was seconded by Paul DiMarchi and passed by unanimous consent.

5. Ratify Costs for Nancy's Computer & D. Costa Email – Nancy Benson reported on the cost.

MOTION #10: Loren Knott moved to ratify the following:

- \$1000 – Set up cost
- \$65 per month for hosting of the Nancy & Dennis' emails at Akamai.
- \$10 per month for support service
- Includes anti-virus and backups for Nancy's Computer

The motion was seconded by Bill Petro and passed by unanimous consent.

XII. Next Meeting

1. Board – The following was scheduled at the Organizational Meeting.
 - A. 11/13/15 Conference Call 8 a.m. HST
 - B. 1/22/16
 - C. 4/26/16
 - D. 9/14/16
2. Annual – 9/14/16

The meeting was recessed at 2:05 p.m. and resumed at 2:22 p.m.

XIII. Executive Session

MOTION #11: Loren Knott moved to go into executive session. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

Nancy Benson was invited to the executed session. The Board went into executive session at 2:22 p.m. Upon coming out of executive session, the regular meeting resumed at 4:30 p.m. During the executive session, the Board discussed personnel and legal matters.

XIV. Adjournment

MOTION #12: Loren Knott moved to adjourn the meeting. The motion was seconded by Bill Petro and passed by unanimous consent.

The meeting was adjourned at 4:30 p.m.

Approved by:


Dick Endean, Secretary
Board of Directors


Ruth Okada
Recording Secretary