

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
January 22, 2016

I. Call to Order

President Bob Jacalone called the meeting to order at 9:30 a.m. at the Makena Beach & Golf Resort.

II. Establish Quorum

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

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

Owners Present: Madonna Petro, Rosemary Jacalone, Jack & Marlene Selburn, Kay & Terry Shine, Neil & Mary Bernstein, George & Donna Dewett, Dick Werner, Yvonne Granzotto, Tom Smith, Jim & Dee Barnhill, Gordie Repp, Tim Ohm, Brian & Bev Born, Todd Niehoff, Gerry Endean, Dave & Jeanne Dietz.

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

Everyone present introduced themselves.

III. Waiver of Notice

Ruth Okada explained that waiver was not signed by the Board so notice was mailed to the Board in accordance to the Bylaws for this meeting.

IV. Approval of Agenda

There being no objection, the following was added to the agenda:

- Policy Review under Ad Hoc Committee
- Activities Lease Extension under Unfinished Business

V. Approval of Minutes 11/13/15

**MOTION #1: Dick Endean moved to approve the minutes of the 11/13/15 Regular meeting with the following change to (added language is underlined and deleted verbiage crossed out):**

**X. Next Meeting 1.C:**

**C. ~~Monday~~ Wednesday 9/14/16 Maui Immediately Following Annual Owners Meeting**

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

VI. Treasurer's Report

1. Financial – Bill Petro reviewed the 12/31/15 financials. There were no questions.
2. Delinquencies & Collections – To be discussed in executive session.
3. Investments – Frank Robar reported that funds remain in cash due to the low interest rates.
4. Timeshare Occupancy Tax – Frank Robar reported on the increase in the occupancy tax and issues raised regarding the general excise tax.

#### VII. Ad Hoc Committee

1. Unit Refurbishment Status – Dick Endean reported on the following.
  - A. Status – Reported on 1) what has been completed, 2) what still needs to be done, and 3) what else should be reviewed be added such as cushions on the sectional and the lamp shades.
  - B. Armless Chairs – Still reviewing the sectional as it is difficult for housekeeping to make the bed. The single piece of furniture is very expensive so not sure what will be done.
  - C. Kitchen Ceiling Fans with Light – This is being added to the project.
  - D. Appliances – Replaced as they break.
2. Energy Audit – Paul DiMarchi reported on the following and noted that the committee has been looking at ways to reduce the cost of utilities.
  - A. Efficient AC – Higher BTU
  - B. Solar Power – Hired a company to review solar power for the Timeshare. Dick noted that the firm that is doing the design will be doing a presentation at the AOA meeting.
  - C. Pay for Use of AC – To be reviewed at a later date.
3. Policy Review – Denise Smith will Chair with CJ Law and Ruth Okada as member. This will be reviewed at the September 2016 meeting.

#### VIII. Standing Committee

1. Contract Committee – Paul DiMarchi stated that there was nothing to report on at this time.
2. Budget Committee – Bill Petro noted that the committee will be looking at the furnishings and the capital items necessary before the budget is finalized in April.

#### IX. Manager's Report

Dennis Costa distributed and reviewed his report and also reported on the following.

1. Owners should advise management if there are any issues that need to be addressed in the units.
2. Thanked the Board, Frank Robar, Mike Robar and Ruth Okada for their assistance and support.
3. Maui Linen service has been resolved and is now working well.
4. Getting a proposal for beach towel service with Maui Linen and will present to the Board.
5. The experimental pool cushions for the chaise lounges were not ideal and the AOA Board is looking at other cushions. Another experiment will be done with a new more durable material

The meeting was recessed at 10:25 a.m. and resumed at 10:45 a.m.

General discussion followed on the kitchen ceiling fan with lights. Dennis noted that the bulb is incandescent and should not be changed to LED.

**MOTION #2: CJ Law moved to approve the installation of kitchen ceiling fans with lights at a cost of approximately \$24,000. The motion was seconded by Dick Endean and passed by unanimous consent.**

Flower Arrangements – General discussion followed on the arrangements.

**MOTION #3: Paul DiMarchi moved to approve replacing the silk flower arrangements for the dining and coffee tables only at a cost of approximately \$13,000. The motion was seconded by Bill Petro and passed by unanimous consent.**

Bill Petro noted that there should be sufficient funds to complete these 2 additional projects.

X. Unfinished Business

1. Timeshare Resales – CJ Law distributed and reviewed the resales list. Tom VonRosen and Nancy Benson reviewed the report on weeks for sale and weeks sold. Loren Knott also reviewed the Association's inventory. General discussion followed.
2. Activities Desk Lease – Loren Knott noted that the lease will be expiring. This will be discussed at the AOA meeting.

XI. New Business

1. AOA Affairs – Dick Endean reported on the following: 1) Status of the Solar, 2) Activity Desk, 3) Landscaping especially by 103 – 114, 3) Cushions at the Pool, and 4) Possible extension of the land lease. He encouraged owners come to the AOA meeting. General discussion followed on the land lease extension. A show of hands of the owners present confirmed that they were in favor of an extension even if there is a cost to extend. Dick continued his report and explained the current lease and if not extended, all of the buildings revert to the Hill family. Only personal property can be removed and the Lessor can do anything that they want to including reselling or demolishing and rebuilding.
2. Maui Lea Timeshare Website – Nancy Benson reported that the Maui Lea website is being updated within the next few weeks. There was a drone flying around taking pictures.
3. RCI Resort Recognition Report – Dick Endean noted Maui Lea has had a Silver designation for the past 2 years due to the housekeeping rating. Rating period is September through August of each year. Dennis Costa and his staff is working hard to make sure that Maui Lea achieves its Gold Crown status in the next rating period.
4. Thanks – Gerry Endean noted that the Board works very hard during the budget process to ensure that the fees remain as low as possible. There was an applause for the Board.

XII. Next Meeting

1. Board
  - A. Tuesday, 4/26/16 Las Vegas 9:00 a.m.
  - B. Wednesday 9/14/16 Maui Immediately Following Annual Owners Meeting
  - C. January tentative – Friday 1/27/17
  - D. April tentative 4/19/17 AOA and 4/20/17 TS
2. Annual – 9/14/16 Maui 9:30 a.m. (registration 9:00 a.m.)

The meeting was recessed at 11:30 a.m. and resumed at 4:58 p.m.

XIII. Executive Session

**MOTION #4: CJ Law moved to go into executive session. The motion was seconded by Loren Knott and passed by unanimously.**

The Board went into a concurrent executive session with Maui Hill at 4:58 p.m. Upon coming out of executive session, the regular meeting resumed at 6:45 p.m. During the executive session, the Board discussed legal matters.

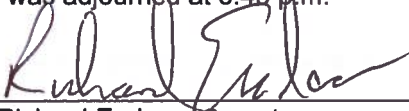
Frank Robar and Mike Robar departed during the executive session.


XIV. Adjournment

**MOTION #5: Paul DiMarchi moved to adjourn the meeting. The motion was seconded by Denise Smith and passed by unanimous consent.**

The meeting was adjourned at 6:45 p.m.

Approved by:

  
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Richard Endean, Secretary  
Board of Directors

  
Ruth Okada  
Recording Secretary