

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING
January 17, 2018

I. Call to Order

President Bob Jacalone called the meeting to order at 3:05 p.m. on 1/17/18 at Maui Hill.

II. Establish Quorum

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

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

By Invitation: Dennis Costa, General Manager; Mike Robar, Maui Lea Co-Plan Manager; Ruth Okada, Aqua-Aston Hospitality, LLC, Managing Agent.

III. Executive Session (Joint with Maui Hill)

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

The Board went into a joint executive session with the Maui Hill Board at 3:05 p.m. Upon coming out of executive session, the regular meeting resumed at 5:42 p.m. During the executive session, the Board discussed legal and personnel matters.

The meeting was recessed at 5:42 p.m. and resumed at 9:02 a.m. on 1/18/17 at St Theresa Church, Kihei Maui.

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

Owners Present: Terry & Kay Shine, Jack & Marlene Silburn, Gary & Engrid Bruner, Rosemary Jacalone, Dick & Rosie Werner, Tammy Ohm, Madonna Petro, Gordie & Vivian Repp, Brian & Bev Born, Yvonne Granzotto, John Davis, Todd Niehoff

By Invitation: Dennis Costa, General Manager; Kristi Kahai, Guest Services Manager, Maui Hill; Nancy Benson, Owners Services; Tom VonRosen, Maui Hill Resales; Mike Robar, Condominium Fiscal Management, Inc., Co-Plan Manager; Ruth Okada, Aqua-Aston Hospitality, LLC, Co-Plan Manager.

Everyone present introduced themselves.

IV. Approval of Agenda

MOTION #2: CJ Law moved to approve the agenda as circulated without any changes. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

V. Approval of Minutes 12/6/17 Regular Meeting, 9/27/17 Organizational, 9/27/17 Annual Meetings

MOTION #3: CJ Law moved to approve the minutes for the 12/6/17 Regular meeting as circulated without change. The motion was seconded by Dick Endean and passed by unanimous consent.

MOTION #4: Loren Knott moved to approve the minutes of the 9/27/17 Organizational meeting. As circulated without change. The motion was seconded by Dick Endean and passed by unanimous consent.

MOTION #5: Loren Knott moved to approve the minutes of the 9/27/17 Annual Owners meeting. As circulated without change. The motion was seconded by Dick Endean and passed by unanimous consent.

VI. Treasurer's Report

1. Financial Review – Bill reviewed the 12/31/17 financials.
2. Delinquencies & Collections – Discussed in executive session.
3. Investments
 - A. Status – Mike Robar reported on the laddering of CDs for investments.
 - B. Interest Earned – Mike Robar will provide an update.

VII. Ad Hoc Committee

1. Energy Audit – Paul DiMarchi reviewed the status of the following
 - A. Efficient AC – Higher BTU – No report.
 - B. Solar Power – Dick Endean gave an update of solar power installation.
 - C. Pay for Use of AC – No report on the following.
 - a. Electrical Usage by Bedroom Type
 - b. Recommended Charge for Upper & Lower Units
 - D. Methods to Cool Upper Units – Working with a vendor to remove heat from the attic of the upstairs units.

VIII. Standing Committee

1. Contract Committee
 - A. Aqua-Aston – Paul DiMarchi reported on the status.
2. Budget Committee – Bill Petro reported that he will be working with the committee and Dennis Costa and Ruth Okada on the budget.
3. Renovation Committee – Bill Petro reported that the committee is looking at 8 – 10 year projections to ensure that funds are available for the next renovation.
 - A. Screen Door Alternatives – Dennis Costa is reviewing other alternatives. The cost may be more, but should last longer. He estimated the total cost to be \$200,000. He suggested that the painting of the screen doors continue and the Board to discuss and decide at the April meeting if this should be changed. General discussion followed.

MOTION #6: Bill Petro moved to continue work on the refurbishing of the screen doors with painting of the doors and thresholds and replacing of hardware using pine wood where necessary. The Committee will cease its research for alternatives to the screen doors. The motion was seconded by CJ Law and passed by unanimous consent.

- B. Refrigerators & Microwaves – Dennis reported on the replacements on a schedule of 7 units per week to replace the 50 refrigerators that need to be replaced. 21 of the 76 units also needs microwaves replaced.
- C. Dining Room Set – Dennis Costa will update the Committee on costs and style of the dining room set at the April meeting.

IX. Manager's Report

Dennis Costa gave his manager's report. CJ Law noted that Maui Lea has again received the Gold Crown designation. Dennis stated that this accomplishment is a team effort and thanked the staff, the Board and the owners.

X. Unfinished Business

1. Timeshare Resales – Tom VonRosen reported on the intervals for sale at Maui Lea.
2. Constant Contact Email – Nancy Benson is still adding owners' emails and confirmed that she has 2,300 emails. There are 2,700 owners including the duplicate owners (total of 3,800 intervals). Bob Jacalone mentioned that eventually we will be able to mail only those that do not have email addresses or those that email delivery bounces back. Nancy will continue to work on this with Ruth Okada's office.
3. Amendments Approved at Annual Owners Meeting – Bob noted that the instrument has been signed and recorded.
4. Declaration & Bylaws Restatement (Approved \$2,000) – Ruth Okada is working on the restatement of the documents with the attorney to consolidate all the amendments into one document.
5. Candidate Solicitation for Maui Hill – Bob Jacalone explained that all Maui Lea owners are a part of the AOA Maui Hill and can attend the meeting and can also run for the Board. An updated flyer will be sent to the owners with the March billing to include the Maui Hill Board candidate solicitation.
6. Scam Phone Call Solicitations – Bob Jacalone noted that several owners have been receiving calls from different organizations. They are misrepresenting themselves that they are Maui Lea. He cautioned owners to make sure that they thoroughly investigate the call and even seek assistance from Nancy Benson, the Maui Lea staff or the Board. Bob also noted that Maui Lea is not interested in the point system.

The meeting was recessed at 9:50 a.m. and resumed at 10:07 a.m.

XI. New Business

1. AOA Affairs – Dick Endean reported on the AOA affairs as follows:
 - Solar Project – The agreement with HNU Energy has been signed which will include a photovoltaic system for the administration and maintenance buildings and the pool/spa. Panels are also being installed to charge the golf carts via power produced and stored on batteries. The carports are not going to be installed as there are issues that could not be resolved with the County of Maui. Energy will be purchased by the AOA from HNU as agreed upon in the Purchase Power Agreement with HNU paying for the purchase and installation of all the equipment.
 - Skim Coat of Stucco on the Exterior of the Building – Work is progressing and the decorative wood at the tops of the buildings is also being removed at the same time. Target completion is in April/May.
 - Roof – Repairs of the roofs are being done on an as needed basis. It is anticipated that over the next 5 years, most of the roofs will be addressed with the removal of the old felt and backing.
 - Stairs & Landings Wood – Replacing the 8 x 8 beams and stairs when necessary. This is an ongoing project.

- Land Lease – Reported on the status of extending the lease.
- Painting Doors of the Units & Storage Rooms – Will be working on this project soon.
- Smoking Policy – An amendment passed that smoking is not allowed anywhere on property including in units except at designated smoking areas.

2. ARDA Membership Renewal (National & Hawaii)

- A. Ratify Hawaii Membership \$2,520 (10/1/17 – 9/30/18) – Bob Jacalone explained the renewal was paid.

MOTION #7: CJ Law moved to ratify the approval for the ARDA Hawaii Membership for \$2,520. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

- B. Review Policy “Continue the ARDA membership for both National & Hawaii Chapters until terminated by the Board.” – General discussion followed on whether the policy should be changed. The Board agreed that the policy remain the same with no change.

3. Ratify Document Restatement Additional Legal \$225 plus tax – Bob Jacalone explained that the attorney did a title report to ensure that all amendments are included and there was an additional cost.

MOTION #8: Loren Knott moved to ratify the approval of \$225 plus tax for the title report. The motion was seconded by Dick Endean and passed by unanimous consent.

4. Owners' Concerns

- A. Storage – It was noted that wet items are being placed in storage areas which is causing mold and mildew issues. General discussion followed. Dennis Costa will do the following:

- Access to this storage will only be by management and staff
- Will inventory the items in Maui Lea's storage
- Will advise owners not to store wet items
- Will advise owners that Maui Lea is not responsible for items stored.

Nancy Benson advised owners that she has storage rentals available. She will also add an article in the newsletter to advise owners of the storage availability through her.

- B. Glass at Pool/No Smoking – The front desk advises guests as they check in about this, but there are still many violate. General discussion followed. The front desk should be notified if there is a violation at the pool.

- C. No Diving - There is signs at the pool, but violations still occurs. Dennis Costa stated that the front desk should be notified and management will handle the situation.

XII. Next Meeting

1. Board

- A. 4/25/18 Vegas 8:30 am Executive Session Joint with Maui Hill; Open Session 4/26/18 9:00 am

- B. 9/18/18 Maui 4:00 pm Executive Session Joint with Maui Hill; Open Session 9/19/18 Following Annual Meeting

2. Annual 9/19/18 9:30 a.m. (registration 9:00 a.m.)

3. Monday 1/28/19 (tentative)

XIII. Executive Session

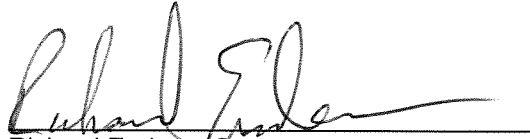
There was none.

XIV. Adjournment

MOTION #9: Paul DiMarchi moved to adjourn the meeting. The motion was seconded by Dick Endean and passed by unanimous consent.

The meeting was adjourned at 10:59 a.m.

Approved by:


Richard Endean, Secretary
Board of Directors



Ruth Okada
Recording Secretary

Minutes approved on 04/26/2018.