

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR
CONFERENCE CALL MEETING
November 22, 2016

I. Call to Order

President Bob Jacalone called the meeting to order at 8:00 a.m. HST.

II. Establish Quorum

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

By Invitation: Dennis Costa, General Manager; Frank Robar & Mike Robar, Condominium Fiscal Management, Inc., Fiscal Co-Plan Manager; Ruth Okada, Aqua-Aston Hospitality, Administration Co-Plan Manager.

III. Waiver of Notice

The Board signed a waiver of notice therefore the Board meeting notice was emailed to the Board.

IV. Approval of Agenda

MOTION #1: CJ Law moved to approve the agenda with the removal of Timeshare Resales from Unfinished Business. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

V. Approval of Minutes 9/14/16 Regular, Annual & Organizational Meetings

MOTION #2: CJ Law moved to approve the minutes for the 9/14/16 Regular meeting. The motion was seconded by Bill Petro and passed by unanimous consent.

MOTION #3: CJ Law moved to approve the minutes for the 9/14/16 Annual Owners meeting. The motion was seconded by Bill Petro and passed by unanimous consent.

MOTION #4: CJ Law moved to approve the minutes for the 9/14/16 Organizational meeting. The motion was seconded by Bill Petro and passed by unanimous consent.

VI. Treasurer's Report

1. Financial Review – Bill Petro gave a brief report and noted that the schedules as requested by the Board have been setup.
2. Tax Appeal Status – Mike Robar reported on the difference of the actual taxes and the budget. There is a savings of \$104,000 since the Association won the appeal. The Board thanked Dick Endean for all of his efforts and assistance in this appeal.
3. Delinquencies & Collections – To be discussed in executive session.
4. Investments – Frank Robar reported that funds still held in cash.

VII. Ad Hoc Committee

1. Energy Audit – The status of the energy project was given at the AOA Board meeting. All members of the Timeshare Board were present. There was nothing further to add.

VIII. Standing Committee

1. Contract Committee – Paul DiMarchi stated there was nothing to report.
2. Budget Committee – Bill Petro noted there was nothing to report at this time. He advised that Bob Jacalone replaced Denise Smith on the committee and Tim Ohm was added to the committee.

IX. Manager's Report

Dennis Costa reported on the following.

1. Reviewed projects completed since the last meeting.
2. Investigating changing to energy efficient bulbs when the current bulbs burns out.
3. Using Benjamin Moore paint and it looks better, but there is a smell of paint. They are working on trying to eliminate the paint smell.
4. RCI Gold Crown plaque was received and will be hung in the lobby. Thanked everyone for efforts to once again receive this designation. With Maui Hill being 35 years old, it is amazing to have this recognition.

X. Unfinished Business

There were none.

XI. New Business

1. AOA Affairs – Paul DiMarchi has made contact with Shannon Sheldon (potential new general legal counsel) for Maui Hill and Maui Lea. Dick Endean noted that he responded to Mr. Kaestle on his comments. No other action is necessary.
2. Amendments
 - A. Allow to email newsletters
 - B. Allow for Emailing Annual Meeting Notices to Owners
 - C. Other Amendments
 - D. Consolidating All AmendmentsComments from Phil Lahne were provided to the Board and Bob Jacalone reviewed the comments. Mike Robar stated that his software is going to be upgraded and this will allow billings to be emailed. It will also take time to collect all of the email addresses. Converting financial to the new system is the first thing that will be done. Frank Robar reported that once this is done, then they will work on the receivable side of the system. This conversion to the new system is at least a year away. Ruth Okada stated that consolidation of all of the existing amendments should be done, but only if an amendment packet will be presented to the owners. Loren Knott agreed. This topic will be discussed at the next meeting after comments are received from Shannon Sheldon.

XII. Next Meeting

1. Board
 - A. 1/20/17 9:00 a.m. with Concurrent Executive Session on 1/19/17 at 4 p.m. with Maui Hill at the Residence Inn.
 - B. 4/20/17 – Vegas 9:00 a.m.
 - C. 9/27/17 Following Annual Owners Meeting
2. Annual – 9/27/17 9:00 a.m. (8:30 a.m. registration)

XIII. Executive Session

MOTION #5: Bill Petro moved to go into executive session. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

The Board went into executive session at 8:56 a.m. Upon coming out of executive session, the regular meeting resumed at 9:43 a.m. During the executive session, the Board discussed legal and personnel matters.

XIV. Ad Hoc Committee (cont.)

1. Legal Counsel – The committee had interviewed various attorneys and made a recommendation to select Shannon Sheldon as general only and not for collections.

MOTION #6: Loren Knott moved to hire Shannon Sheldon as general counsel (excluding legal collections) for Maui Lea. The motion was seconded by CJ Law and passed by unanimous consent.

I. New Business (cont.)

1. Employee Benefits – Ruth Okada explained the flexible spending account noting that all benefits must now be the same for all Aqua-Aston properties. General discussion followed on changes to the employee benefits.

MOTION #7: Loren Knott moved to approve the FSA (flexible spending account) employee benefit effective 1/1/17. The motion was seconded by Carl Carlson and passed by unanimous consent.


XV. Adjournment

MOTION #8: Bill Petro moved to adjourn the meeting. The motion was seconded by CJ Law and passed. By unanimous consent.

The meeting was adjourned at 9:55 a.m. HST.

Approved by:


Richard Endean, Secretary
Board of Directors


Ruth Okada
Recording Secretary

Approved by the Board of Directors on 1/20/17.