

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
CONFERENCE CALL
December 1, 2021

I. CALL TO ORDER

President Bob Jacalone called the meeting to order at 9:09 a.m. HST via a Teams conference call

II. ESTABLISH QUORUM

Members Present: Bob Jacalone (President), Bill Petro (Vice President), Tim Ohm (Treasurer), Ryan Endean (Secretary), Loren Knott (Asst. Secretary), and Directors; CJ Law, and Paul DiMarchi

Maui Hill Board: Dick Endean

By Invitation: Dennis Costa, General Manager
Frank Robar and Mike Robar, Condominium Fiscal Management, Inc., Co-Plan Manager (Fiscal); Bobbie Favela, and David Thomson, Aqua-Aston Hospitality, LLC, Co-Plan Manager (Admin)

III. APPROVAL OF AGENDA

MOTION #1: Tim Ohm moved to remove Timeshare Resales from Unfinished Business. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

IV. APPROVAL OF MEETING MINUTES

MOTION #2: Tim Ohm moved to approve the minutes of the 9/14/21 annual meeting as presented, the 9/14/21 Organizational Meeting minutes as presented, and the 9/14/21 Regular Board Meeting with corrections. The motion was seconded by Bill Petro and passed by unanimous consent.

V. TREASURER'S REPORT

1. Financial Review – Tim Ohm reviewed the 10/31/21 financials. There were no questions.
2. Delinquencies & Collections – Deferred to Executive Session
3. Investments – Frank Robar reported that investments up to two-year terms are still under 1% interest. Recommend to keep everything in Cash. The board agreed to stay with Cash.

VI. STANDING COMMITTEES

1. Contracts – Paul DiMarchi that no contracts are ready for renewal at-this-time.
2. Renovation – Bill Petro reported that the committee is preparing to present proposals for AC installations in the lower units at the January meeting with the intent to start the project by May, 2022. Funds will be needed for finishing the AC installation holes in the upper and lower units. The committee will also be looking at cabinet refurbishing as a future project.

3. Association Interval Sales – Loren Knott reported that resales are going very well. Waiting on foreclosures to finalize to sell more units.
4. Budget Committee – Tim Ohm reported that the committee will begin on the new budget in December or January
5. Program Management – Bob Jacalone reported that the committee will meet again in January.

VII. MANAGERS REPORT

Dennis Costa reported that this has been a busy year due to the pandemic and the multiple construction projects being completed.

1. Air conditioned units – Out of the thirty-nine units installed, seventeen units need additional work to finish. Plan to complete all units by the end of the year.
2. A contractor did a sample project for refinishing the cabinets and shelving. The Board is invited to inspect for their consideration.
3. The BBQ pits were thoroughly cleaned. Currently working the dining room light bulbs and fixtures.
4. Refurbished all of the indoor/outdoor carpets.
5. The COVID-19 restrictions have relaxed for outdoor gatherings. Looking forward to re-opening of the Mai Tai parties.
6. Construction work on the roof and the photovoltaics should be done on all buildings in time for the holidays.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

1. AOA Affairs – Dick Endean stated that the AOA board intends to reach out for owner feedback more often. Nothing more than what was talked about yesterday.
2. Solicitation for New Directors – Bob Jacalone stated that a member did not get the information to become a candidate to be a Director. Consider doing things differently going forward as many owners are on automatic payment. Solicitation of officers should go out with billing. Consider doing email blasts for the solicitation of Directors. Currently the information is in the form of a link rather than a PDF. CJ recommended solicitation for Directors via the Newsletter.
3. Website update – Bob Jacalone stated that Nancy is unable to attend the topic to be deferred to January.
4. Other

X. NEXT MEETING

1. Board
 - A. 1/26/22 in person at Marriott Residence Inn
 - B. 4/21/22 in Las Vegas at Golden Nugget
2. Annual 2022
 - A. 9/20/22 in person at Marriot Residence Inn

XI. EXECUTIVE SESSION

MOTION #3: Tim Ohm moved to go into executive session to discuss personnel and collection matters. The motion was seconded by Loren Knott and passed by unanimous consent.

The Board went into executive session at 9:50 a.m. HST.

The meeting returned to Regular Session at 10:22 am.

IV. ADJOURNMENT

MOTION #4: Bill Petro moved to adjourn the meeting. The motion was seconded by Tim Ohm and passed by unanimous consent.

The meeting was adjourned at 10:23 a.m. HST.

Approved by:



Ryan Endean, Secretary
Board of Directors



David Thomson
Recording Secretary

Minutes approved on 1/26/2022