



Board of Directors Meeting Minutes June 26, 2020

The Wavecrest AOA Board of Directors Meeting was conducted pursuant to the provisions of the Governor's Executive Order. Board Members and Staff participated in the meeting by zoom teleconference. Homeowners were provided a zoom website link as well as a phone number to participate in the meeting and provide public comment.

1. Call to Order and Roll Call

The regular quarterly Board of Directors Meeting was called to order by President Jack Thornton at 9:13AM HST on June 26, 2020. Proof of Notice of Meeting was posted on June 16, 2020. The following Directors were present: Michael Peters, Martha Strock, Michael Nicholls and Rod Huck. A meeting quorum was announced. President Thornton announced Director Coffey had sold his unit and therefore tendered his resignation on June 25, 2020. President Thornton expressed his thanks for Director Coffey's contributions during his tenure as a board member. A vacancy now exists on the board and the President will be soliciting applications to fill the position. Homeowners attending the teleconference included Neil Strock A101 and B102, Dan Reed C105, Rocky Taylor C106, Gerry Johnson C313 and A206, Lori Boehler B106, Glenn McWilliams B202, and Brenda Murray A108

2. Review/Approval of Minutes and Reports

- a. Director Strock moved and Director Peters seconded a motion to approve the minutes as written. Motion carried by a 5-0-0 vote.
- b. Director's and Staff Reports were presented to the AOA. Copies of each report follow the minutes

3. New Business

- a. Covid-19 – President Thornton provided an overview of the State of Hawaii and the County of Maui Executive Orders and the immediate effect upon Wavecrest's House Rules and Management's Oversight necessary for compliance. The President thanked homeowners, staff, directors, and the Maui Mayor's Office for their cooperation during the COVID pandemic. Unit rentals are now allowed for inter-island as well as on island guests not subject to quarantine. Rental of units are NOT allowed for visitors' undergoing quarantine.
- b. Water Heaters – President Thornton reported on the total revamping of piping and heater replacement in the B Building water heater closet, now allowing for heater redundancy, peak period heating and resiliency. A similar project will next

be undertaken for the A Building. Special recognition was accorded Rocky Taylor and President Thornton for their volunteer efforts in designing and accomplishing the piping upgrades and heater installation. Bulk pricing discounts allowed for the purchase of four water heaters, one each for A and B buildings, with two heaters in reserve for subsequent replacement needs.

4. **Open Session**

- a. **Gerry Johnson** – expressed his concern regarding Building Maintenance Costs reflected in the Treasurer’s Report and the fact a vote hadn’t been taken on the Reserve Study. President Thornton reviewed the rebuilding of C building east staircase, plumbing and water heater replacement costs inflated this month’s report. The board has not voted to accept the reserve study as to date, as the study still requires additional input and replacement adjustments.
- b. **Rocky Taylor** – Reviewed the necessity of replumbing, establishing a water heater maintenance schedule which extends the life of water heaters, adding redundancy and cost savings in creating on-demand for recirculating hot water pumps in each building. Rocky has volunteered to train staff on water heater maintenance.
- c. **Dan Reed** – The grounds look good and it was incredible that everyone contributed to the effort despite COVID restrictions which hampered normal activities.
- d. **Brenda Murray** – was concerned that tenants vacated her unit in March and unit water turnoff valve may have been left opened. Staff responded they checked the unit upon her request and verified the shut off valve had been closed. Staff also reported attics are being checked weekly for waterline leaks during the pandemic, reducing the potential for damage to units.
- e. There being no further comments, Director Strock moved and Director Huck seconded a motion to adjourn to Executive Session. Motion passed on a 5-0-0 vote at 9:59AM HST.

5. **Executive Session**

- a. Executive Session convened at 10AM HST by Zoom video conferencing.
- b. Executive Session closed without action or vote(s) at 10:46AM HST

6. **Reconvening Open Session and Adjournment**

Open Session reconvened at 10:46AM HST and meeting adjournment upon motion by Director Peters and second by Director Nicholls passed on a 5-0-0 vote at 10:47AM HST.

Respectfully written and submitted,
Michael Nicholls, Board Secretary

Attachments: Board and Staff Reports