



Board of Directors Meeting Minutes December 4, 2020

The Wavecrest AOA Board of Directors Meeting was conducted pursuant to the provisions of the Governor and the Maui County Mayor's Executive Orders. 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

- a. The regular quarterly Board of Directors Meeting was called to order by President Jack Thornton at 9:01AM HST on December 4, 2020. Proof of Notice of Meeting was posted on November 30, 2020.
- b. The following Directors were present: Michael Peters, Martha Strock, Michael Nicholls, Greg Lappin and Rod Huck. A meeting quorum was announced.
- c. Homeowners in attendance included, Richard/Anne Flipp, Rocky Taylor, Dan Reed, Jon/Sheila Meyer, Joanna Viet, Dallas/Julie Jacobs, Ken/Linda Bergstrom, Norman Johnson, Jim/Ingrid Kindsvater, Don Schneider, Lori Boehler, Jeff Silvers, Randy/Lisa Carpenter, Richard/Cathy Felkins, Susan Hess, Neil Strock, John Scriver.

2. Review/Approval of Minutes and Reports

- a. Director Peters moved and Director Huck seconded a motion to approve the minutes as written. Motion carried by a 6-0-0 vote.
- b. Director's and Staff Reports were presented to the AOA in written format. Reading of the reports was waived. Copies of each report are appended to the minutes.
 - i. Very brief oral reports highlighting key items were reviewed by President Thornton and RM Zaida.
 - ii. Treasurer Strock pointed out a typo on the first line of the financials. The correct amount should be \$772,176.00. A further comment was made by the Treasurer on an uncontrollable and unexpected flood insurance increase of approximately \$10,000.

3. Discussion/ Items

- a. **Review Requirement Mandating Directors Be On-island Every 6 Months** – President Thornton will request a legal opinion from counsel prior to the March meeting.
- b. **Health Directives** –
 - i. President Thornton reviewed the AOA's policy in publishing state and county health directives to homeowners as quickly as received.

- ii. **Section O** – President Thornton again confirmed Wavecrest is not a rental property, but a residential property. Residential properties can require sign-ins for those not residing full time on site. All residents, renters and homeowners traveling from out of state, or inter-island will be required to submit “Safe Travels” documents, the actual certificate or other state approved documentation citing negative results on COVID-19 on testing taken within 72 hours of arrival, to either office personnel upon check-in or emailed to the office in advance of arrival. NO QUARANTINE is allowed at Wavecrest by owners, guests, or residents while awaiting test results or otherwise.
- iii. **Verification** – Process was verified with major hotels on Maui who also utilize documentation verification prior to check ins. Maui’s Police Department is being asked to assist in enforcement and removal of violators. Owners will receive immediate and daily behavioral violations and immediate fines for all persons refusing to provide the required documentation prior to check in or for failing to register upon arrival.
- iv. **Homeowner Question** – A homeowner with concerns regarding her planned guests for Feb 2021 will coordinate with RM Zaida and President Thornton to review and clarify details specific to this homeowner’s request.
- c. **2021 Unit Inspections** – President Thornton reported all Units will be inspected during the first quarter of 2021 or as feasible. Inspections include, but are not limited to,
 - i. **Refrigerator Icemaker Supply Lines** – Per previous motion, all supply lines are to be copper. Nylon supply lines are no longer permitted
 - ii. **Air Conditioners** – concern re condensate issues and unauthorized installation and venting.
 - iii. **Washers/Dryers** – hoses and connections, dryer vents
 - iv. **Unit Master Water Shutoff Valves** – Recommended for all units. Ball Valves are available at cost through the Wavecrest Office. Toilet flappers are available at no cost.
 - v. **Director Comments** – Director Peters requested a listing of all units without installed shut-off valves be provided to all directors.

4. Open Session

- a. **Richard Felkins** – expressed his concern questioning the authority authorizing Unit Inspections. President Thornton stated authority for unit inspections had been provided at the time of Mr. Felkins board presidency and his board resolution to install sub meters in all owner units. Felkins then requested the authority oversight again be sent to homeowners. Authority was also cited, for the record, at a previous March meeting.
- b. **Randy Carpenter** – Complimented management team and employees for the work performed during COVID in running and maintaining the resort in excellent condition. The issue of accurate reporting by wireless electrical meters is a major concern. Inconsistent billing issues were described in detail. Neil Strock will meet virtually with Mr. Carpenter to review the billing/metering issues in order to reach resolution.
- c. **Joanne Van Vliet** – Requested information detailing fine structure and posting of same. Reviewed mediation and settlement issues with AOA. Requested a copy of any video interaction between herself and office staff, resulting in a fine. Asked where

she could make formal request to all directors and was advised to address mail to wcboardsecretary@gmail.com Director Peters stated the published fine structure document would be again sent to all homeowners. President Thornton replied that all communication and concerns relating to Ms. Van Viet are routed through the association attorney prior to any action.

- d. **John Scriver** – Suggested “we should see the findings of the arbitrator/mediator in the A112 (Joanne VanVliet) dispute that states she found the board cannot unilaterally set and impose fines and fine amounts”.
- e. **Dallas Jacobs** – Offered a vote of thanks to staff, specifically BJ and Kevin.
- f. **Dan Reed** – Echoed Randy Carpenter’s positive comments regarding staff and management’s efforts during COVID. Was concerned regarding the re-setting of his meter and how charges would be affected. President Thornton responded resetting meter doesn’t lose any information and actually corrects any misbilling issues in this specific case where there have been multiple resets.
- g. **Randy Carpenter** – Stated on record, he is ready for the inspection while still on-island. So, noted by RM Zaida. Mr. Carpenter also stated gutters are leaking onto wood siding and possibly creating a dry rot situation.
- h. **Rocky Taylor** – commented on gray water disposal from C building washing machines now disposed in sump, rather than on asphalt. Most people see cosmetic issues, but unseen mechanical issues are vital for the ongoing support of the AOA. Installation of ball valves in all laundry rooms will be undertaken
- i. There being no further comments, Director Strock moved, and Director Huck seconded a motion to adjourn to Executive Session. Motion passed on a 6-0-0 vote at 10:06 HST.

5. **Executive Session**

- a. Executive Session convened at 10:08AM HST by Zoom video conferencing to discuss Employee Holiday Bonus Program. Upon motion by Director Nicholls and seconded by Director Peters the board authorized payout of annual holiday bonus’ on a 6-0-0 vote
- b. Executive Session closed 10:27AM HST

6. **Reconvening Open Session and Adjournment**

Open Session reconvened at 10:27 HST and meeting adjournment upon motion by Director Nicholls and second by Director Peters passed on a 6-0-0 vote at 10:27 HST.

Respectfully submitted,
Michael Nicholls, Board Secretary

Attachments: Board and Staff Reports