



Board of Directors Meeting Minutes March 16, 2021

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 9:05 HST on March 16, 2021. Proof of meeting was posted on March 11, 2021.
- b. The following Directors were present: Jack Thornton (A207), Michael Peters (C213), Martha Strock (A101/B102), Rod Huck (A103), and Greg Lappin (C312). A meeting quorum was announced.
- c. Homeowners in attendance included: John Scriver (A110/A308), Gerald & Meredith Johnson (A206/C313), Mark & Teri Helm (A304), Richard & Anne Flipp (C203), Brenda Murray (A108), Neil Strock (A101/B102), Werner Rod Huck (A102), Dan Reed (C105), Barbara Goldberg (C-206), Ken & Linda Bergstrom (C113), Glenn & Kimberly Dutton (B310), Calvin Rolan (C212), Scott Butcher (B201), Rockland Taylor (C106), Michael Nicholls (A116), Jim & Ingrid Kindsvater (A215), Diane Horne (A315), Lori Boehler (B106), Teressa Stoch (C214), Dallas Jacobs (C104). Others in attendance included legal counsel John Morris, Esq.

2. Review/Approval of Minutes and Reports

- a. Director Strock moved, and Director Huck seconded a motion to approve the December 04, 2020 minutes as written. Motion carried 5-0-0.
- b. President's report, Treasurer's report, Secretary's report, and Manager's report were presented in written format. Each also gave an oral report. President's and Manager's report were read verbatim. Copies of all reports are appended to the minutes.

3. Discussion/Items

- a. President mentioned proxies can be handled differently. Homeowners can give their proxy to someone else. Proxies can be sent in electronically.
- b. Manager mentioned that owners have full responsibility to check in their guests. Hawaii Tourist Board sets the policy that Wavecrest cannot be a quarantine site.
- c. President mentioned substantial monetary savings by having maintenance projects being done in house. Examples are President refurbishing post office boxes, Rocky Taylor handling plumbing issues, Neil Strock taking charge of Wi-Fi/Broadband/Metering problems. Staff repairing stairwells. This amounts to a minimum of \$50,000 and possibly \$100,000 in savings.

4. Open Session

- a. Michael Nicholls requested clarification of the estimates on his electric bill. He stated bill should read as an estimate. President will speak with electric company.
- b. John Scriver also mentioned his displeasure with questionable electric bills. He also stated he does not want staff entering his unit for inspection. President stated Wavecrest has legal authority to enter units when for the good of all of Wavecrest. Wavecrest attorney in attendance, John Morris, agreed with this statement and also entrance is permitted to check for high-risk items. President assured everyone inspections happen only if needed. Wavecrest attorney, John Morris, stated that Mr. Scriver does not understand [or misunderstands] Hawaii statutes that give the association authority to enter units. President Thornton stated that with Mr. Morris giving his legal opinion on the record that this is a settled issue and will no longer be up for discussion.
- c. A lengthy discussion centered upon the unreliability of WIFI. It was stated that Wavecrest does not supply WiFi for streaming. Board is aware of the problems and are working to fix. Neil Strock is experienced in this area and is proposing solutions as well as doing work.
- d. Zaida and staff were thanked for their work. Zaida and Donna were thanked for their close scrutiny and handling of the Wavecrest budget well. Also recognized were Dick Flipp, Rocky Taylor, & Neil Strock. Much appreciation was given to Michael Nicholls for his 21 years as homeowner and many years serving on the Board of Directors.
- e. John Scriver asked if a report is possible to show savings with new metering program.
- f. There was discussion as to the feasibility of purchasing the solar panels on the roof of B building, and if panels can be installed to heat the swimming pool. [Previous board member, Mike Nicholls, was tasked with researching the possible purchase of the solar panel PPA (Power Purchase Agreement) when he rejoined the board as a director, but no report was ever produced].
- g. Jerry Johnson C-313 was concerned about a water leak in his unit. Rocky and Zaida addressed his concerns and said they would analyze solutions immediately after the meeting.
- h. There being no further comments, Director Peters moved to go into Executive Session. Martha Strock seconded the motion. The motion passed with a 5-0-0 vote at 11:15 HST.

5. Executive Session

- a. Executive session convened at 11:25. No motions; no votes; no action occurred.
- b. Executive session closed at 11:50 HST. Director Strock moved to close the session. Director Lappin seconded the notion. Motion passed 5-0-0.

6. Reconvening Open Session and Adjournment

Open session reconvened at 11:51 HST. The meeting adjourned with a motion from Director Strock and seconded by Director Huck. The vote passed 5-0-0. The meeting adjourned at 11:55 HST.

Respectfully submitted,

Greg Lappin, Board member

Attachments: Board and Staff reports

**Annual Meeting of the Association of Apartment Owners of Wavecrest
March 17, 2021**

Meeting was begun at 9:03 HST by Board Vice-President Michael Peters. Director Peters announced that a quorum was not reached. Therefore, an owners meeting cannot be called to order. Everyone was urged to turn in their proxies. The next meeting will be scheduled the end of September or early October. Discussion ended at 9:10 HST.