



Board of Directors Meeting Minutes June 4, 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. The meeting minutes of June 4, 2021 are considered informative, not official. This is due to the fact we did not quite meet the 10-day meeting notice.

1. Call to Order and Roll Call

- a. The regular quarterly Board of Directors meeting was called to order by President Jack Thornton at 2:16pm HST on June 4th, 2021. Proof of meeting was posted on May.
- b. The following Directors were present. Jack Thornton, Martha Strock, Rod Huck, and Greg Lappin. A meeting quorum was announced.
- c. Homeowners in attendance included: John Scriver A110, A308, Neil Strock A101, B102, Jerry and Meredith Johnson A206, Mark Helm A304, Adam Dordea A-201, Richard and Anne Flipp C203, Lewis and Brenda Murray A108, Colleen Simon A214, Barbara Goldberg C206, James Kelly A209, Amanda Ballou A211, Rocky Taylor C106, Jim and Ingrid A-215, Dan Reed C105.

2. Review/ Approval of Minutes

Director Strock moved, and Director Huck seconded a motion to approve the minutes as written from the March 16, 2021, meeting. Motion carried 4-0-0.

3. Treasurer's Report by Martha Strock

- a. All the dues increase is going to reserves. There is an increase from last year of \$41,000 and an additional \$50,000 was moved in in May. \$91,000 has been deposited.
- b. The number of delinquent, inactive owners has dropped significantly. This is because bad owners have sold and also because Hawaiiana has removed ones that were clearly bad debt.
- c. Thank you to Zaida, for keeping close control on the operating expenses.
- d. Jack continues to find ways to reduce expenses.

4. Manager's Report

- a. The state of Hawaii travel restrictions are being loosened.
- b. All owners, owners' renters, vendors, and guests must sign in.
- c. Everyone must present their COVID tests results per state requirements. If the COVID health information is not made clear, a \$50 fine to track the person down and a \$100 fine if there is a health violation will be enforced.
- d. Owners are responsible that their renters know and follow Wavecrest rules and policies.
- e. Maintenance
 - i. *Semiannual coconut palm tree trimming will take place soon.*
 - ii. *Irrigation system is being assessed and timers installed.*
 - iii. *The annual unit inspections are taking place. Please make an appointment.*

iv. *Inspection is taking place for dry rot. It is being addressed when found.*

v. *New parking passes will be issued in August.*

vi. *Please make everyone aware that no paint can be flushed into Wavecrest waste system.*

f. Thank you's

i. *New employees Shannon Pagay and David Thompson for their excellent work as well as all employees for their efforts.*

ii. *A big thank you to Neil, Dick, and Rocky for all your volunteer service to Wavecrest. This was echoed by several owners.*

5. President's report

a. *The motion referenced below to approve made by Martha Strock and seconded by Rod Huck is voided due to not meeting the 10-day meeting notice.

There was much discussion centering around following and the abuse of Wavecrest rules and policies. A motion containing three items was made:

1. Reaffirm that Wavecrest house rules must be followed. The disciplinary process is a verbal warning followed by a written warning followed by fines of \$100 and \$250.

2. Zaida has the power to issue a fine on the first offense. This is only in the case of egregious behavior and behavior that can affect the safety and health of Wavecrest property, owners, and guests.

3. Any owner who wishes to appeal a fine has the right to do so. The first step is to meet with the Board. If they feel their complaint has not been satisfactorily settled, they may appeal to mediation with the state of Hawaii.

There was much discussion. Colleen Simon was concerned having a fine for the first offense was severe and sending an unfriendly tone. She was assured this was for severe cases only and not used lightly or frequently.

*A motion to approve was made by Martha Strock and seconded by Rod Huck. The motion passed 4-0-0.

b. All vendors must be vetted to work on Wavecrest property.

c. All water heaters were purchased and at a big savings.

d. Fencing has been purchased.

e. Martha will have updated reserve financials at the October meeting.

6. Open Session Discussion/ Items

a. Rocky conveyed that Wavecrest will put in new pipes and replace sheetrock if any work is being done in a bathroom.

b. James Kelly asked if there is adequate security on premise. He asked if a 24/7 security team should be hired?

c. James Kelly asked if an electric vehicle charging station can be installed. He stated:

i. *The state of Hawaii passed a law that a homeowner's association must install a charging station if a request is made.*

ii. *A level two charger should be fine.*

iii. *The cost should be around \$1000.*

Questions that were asked were:

i. *Who would pay for the installation- the user of the charging station or Wavecrest?*

ii. *How would the parking space be marked and where would it be?*

iii. *How would it be metered?*

iv. Is there excess solar energy from the solar panels? Can it be used to power the charging station?

v. What would the fee be to use the station? Who and how would monies be collected?

Jack stated he would discuss this with the Board.

d. There was much discussion about converting WIFI to hardwiring. Neil monitors and works on it daily. Dick Flipp stated hardwiring is the solution.

e. It was asked that the kayak storage area be cleaned up. Zaida will work on that. Mark Helm said he would be happy to help.

f. Rocky stated only work compliant to code can be done.

g. Mark asked if there could be a Zoom training before the Owners meeting to make the meeting process start on time and be a smoother process.

There being no further comments, Director Strock moved the Board go into Executive Session. Director Huck seconded the motion. The motion passed with a 4-0-0 vote at 3:25 HST.

Respectfully submitted,
Rod Huck and Greg Lappin, Board members