



**Board of Directors Meeting Minutes  
December 06, 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 9:04 a.m. HST on December 06, 2021.
- b. The following Directors were present: President Jack Thornton (A207), Treasurer Martha Strock (A101/B102), and Secretary Rod Huck (A103). A meeting quorum was established. President Thornton mentioned that anyone interested in joining the Board to contact Hawaiiana Management Co. or the Board Secretary. The BOD has up to two vacancies and welcomes applicants, particularly those with grant writing experience, familiarity with large construction project management experience working with contractors and willingness to take on large tasks.
- c. Homeowners in attendance included: Neil Strock (A101/B103), Jeffrey Wheeler (A108), Jim & Ingrid Wheeler (A215), Richard Flipp (C203), and Kimberly Dutton (B310). Others in attendance included Property Manager, Zaida Place.
- d. Proof of Notice of Meeting was sent out on November 26, 2021, it was delayed a couple of days to make sure the 10-day notice was met.

**2. Review/Approval of Minutes and Reports**

- a. The October 01, 2021 meeting minutes were presented for review. President Thornton noted that there were no additions, changes, or corrections to the October 01, 2021 meeting minutes. Treasurer Strock motioned to approve the October 01, 2021 minutes as drafted, and Secretary Huck seconded the motion. Motion carried 3-0-0.
- b. The President's report was submitted and briefly read by President Thornton. He thanked the Wavecrest staff and volunteers for their efforts in maintaining and upgrading the property, noted that projects were being successfully completed in-house helping to reduce expenses, and increase the reserve fund, while improving the property. He informed that before February, we would be collecting personal passwords per each unit for access to the Wavecrest Wi-Fi network. It will no longer be an open network due to others using network.

Vice-President Peters joined the meeting at 9:09 a.m.

President Thornton summarized what was reported to Vice-President Peters then continued and informed that HOA dues coupon booklets were printed incorrectly due to Hawaiiana's personnel that used the wrong number of units when computing. HMC to reprint and resend by January.

Wavecrest continues to follow the local State and Federal guidelines regarding COVID. Signing in prior to or upon arrival is required for the safety of all owners and guests and takes much time from employees to track.

Per above, The Board of Directors has up to two vacancies & is seeking interested/committed applicants, particularly those with grant writing experience, writing contracts, familiarity with large construction project management experience working with contractors and willingness to take on large tasks. There are currently four members: allowing up to six.

- c. The Treasurer's Report was presented and summarized by Treasurer Strock who stated that the Reserve expense items were down as a result of leadership committing to utilizing in-house resources rather than outsourcing. A new truck was purchased for Wavecrest with Reserve funds, the reserve funds from HOA dues are being deposited and stated that overall, we are doing well, an increase of 13.3% from the previous year. The old truck was sold, and sale included a truck bed trailer for hauling materials, etc.
- d. Secretary Huck state that there was nothing new to report.
- e. The Manager's report was presented in written format and stands as posted. Manager, Zaida Place stated that everyone should use Condo Control vs. email for announcements, service requests, notice of violations, etc. President Thornton commented on things being completed such as new piping in units, weekly attic checks, unit inspections, gas line repairs in heater rooms, hallway ceiling repairs, pool pump floor flooring, pump house repairs, etc. Manager Zaida Place reported ongoing removal of popcorn ceilings in hallways including replacement of lights with LED solar powered lights.

### **3. Discussion/Items**

- a. Wi-Fi Log in Passwords – Each unit to create a personal password for Wi-Fi network usage. This will become effective February 2022. Wi-Fi hardwiring is systematically in process.
- b. House Rules – Aligned with HRS and Published Documents to create one document and will be sent to attorney for review.
- c. EV Charging Station – EV Charging Station – Incomplete information presented for any further discussion on installation on Wavecrest property at owner's expense.
- d. Wastewater treatment plant upgrades are being evaluated for the long term.
- e. Owners need to contact the Wavecrest Office to schedule their unit inspections ASAP.
- f. Carbon Capture Concrete for roadway replacement not available currently.

### **4. Open Session**

- a. **Ingrid Kindsvater (A215)** asked when the washer at Building A second floor was going to be repaired. Manager, Zaida Place stated that the vendor was contacted multiple times and there is no vendor on-island. Ingrid Kindsvater stated that they were having similar problems with Nissan service. President Thornton stated that he would call vendor to discuss contract. In the meantime, WC to move washers/dryers around and purchase units if needed.

With no further homeowner comments, President Thornton request to move to Executive Session. Treasurer Strock motioned to move to Executive Session, Secretary Huck seconded. Motion carried unanimously 4-0-0. Session was ended at 9:35 a.m.

### **5. Executive Session**

- a. Executive session convened at 9:36 a.m. No motions or votes.
- b. Executive session closed at 9:45 a.m. HST. Director Strock moved to close the session. Secretary Huck seconded the motion. Motion passed 4-0-0.

### **6. Reconvening Open Session and Adjournment**

Open session reconvened at 9:46 a.m. HST. The meeting adjourned with a motion from Treasurer Strock and seconded by Director Huck. The vote passed 4-0-0. The meeting adjourned at 9:48 a.m. HST.

Respectfully submitted,

Werner Rod Huck, Secretary

Attachments: Board and Staff Reports