



Board of Directors Meeting Minutes December 02, 2022

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 a.m. HST on December 02, 2022.
- b. The following Directors were present: President Jack Thornton (A207/A208), Vice-President Michael Peters (C213), Treasurer Martha Strock (A101/B102), Secretary Rod Huck (A102), Director Kimberly Dutton (B310), and Director John Becker (A303/A313).
- c. Homeowners in attendance via Zoom teleconference included: Rockland Taylor (C106), Neil Strock (A101/B102), Daniel Huffman (A116), John Scriver (A110/A308), Jeffrey & Kim Silvers (B209), Dan Reed (C105), Ella Canencia (C112), Beverly Ferguson (B101), Dick & Anne Flipp (C203), and Margaret Carpenter (C109/C316).
- d. Others included Property Manager Zaida Place.
- e. Proof of Notice of Meeting: Posted and sent to homeowners on November 18, 2022.

2. Review/Approval of Minutes and Reports

- a. The September 30, 2022 meeting minutes was presented for review and acceptance was requested to be postponed for further review by President Jack Thornton. A motion was made by Martha Strock to postpone the approval of the minutes for further review and was seconded by Rod Huck. Motion passed unanimously (6-0).
- b. The President's Report was presented by Jack Thornton as follows:
 - i. A number of projects throughout '22 completed in-house as previously noted that were on the Reserve list plus others which have saved considerable expense to the owners. Zaida's resourcefulness and superb management of the budget allocations have contributed to lessening the adverse impact of the inflationary period were currently in.
 - ii. Jack reiterated that any repairs needing to be done behind walls of units may be done by WC at no expense to the owner requesting repair.
 - iii. Fiber optic Internet switch from Spectrum to Hawaiian Telcom in progress; now hardwired to WC property, beginning with the WWTP and the office, completed by President Thornton and staff member Shannon during this visit. Eventually will be run to each building for individual owners' future potential use at owners' expense (internet only).
 - iv. Fumigation, **if estimate APPROVED**, may take place as early as during '23 at lowest time of occupancy with a noted 6-month advance notice to owners (2 bldgs./day; estimated

2-3 days each). Sealable bags will be available as needed for owner's personal dry foods and other small items.

v. *Owners responsibility to notify their guests of water shutoffs or other issues as conveyed through Condo Control by the WC office.

vi. Fee increases, and House Rules and other documents passed at 12/22 Regular Mtg. which immediately went into Exec. Session.

1. Monthly Condo fees---\$5 increase to \$620 effective Jan. 1, 2023

2. \$1 premise occupancy fee. Effective Jan. 1. 2023

3. \$30 kayak storage fee increase to \$60 annually. Effective Jan. 1, 2023.

4. \$5 storage unit fee increase. Effective Jan. 1, 2023.

c. The Treasurer's Report was presented. Treasurer Strock reported that WC Reserve Fund is at \$701,000 at end of October '22 & we'll finish the year to keep or increase the Reserve fund ratio at 50% (mandated by the State) or higher. We have significant expenses coming up: driveways, roof, paint, building. Since the last Reserve Study, a truck has been purchased, carpet purchased for the cabana and building walkways and hallways recarpeting, fencing materials and much more. Delinquencies are minimal. Owners have access to Reserve Study.

d. Secretary Huck stated that there was nothing new to report beyond identified agenda items.

e. The Manager's report stands as written per Manager, Zaida Place.

3. Open Session

a. B101 – Beverly Ferguson requested information regarding the internet as she joined late, and a list of warnings/fines issued within the past two years for review. Further, she suggested conducting a survey for Hos.

b. Jack reiterated Hawaiian Telcom information.

Discussion held regarding warnings/fines. Vice-President Peters conveyed that compiling 2 years of fines may be done.

d. C203 – Dick Flipp agreed regarding Beverly's comments; suggesting that Rules be sent to owners. House Rules are published on check-in form and available on the WC website. He also requested the pool to be heated. Discussion held.

e. C106 – Rockland Taylor also agreed regarding Beverly's comments and suggested a committee be formed. He also asked about the \$1/night user fee and if that was exclusive to renters only.

Jack clarified that the \$1 fee will be universal to owners & renters: No distinction. User fee will be quarterly.

Jack informed all to put concerns in Condo Control for documentation.

f. B101 – Beverly Ferguson conveyed she'd be willing to spearhead a HO committee for review of House Rules if BOD approved doing so.

President Thornton said he will restart his review of violations data and bring back the results to the board executive session for initial review. Jack conveyed his request that she should also make request via condo control.

g. A116 – Daniel Huffman requested use of the other tennis court for pickleball, stating he would paint lines, purchase nets at his expense and volunteer to spearhead the project. The BOD unanimously supports this Tennis Courts/Pickleball Conversion.

h. C105 – Dan Reed reminded everyone about the Employee Annual Christmas Contribution.

Treasurer Strock informed WC gives bonus also.

A110/A308 – John Scriver noted that he feels the pool should not be heated, however, there are older guests that have complained on occasion.

With no further homeowner comments, President Thornton requested to move to Executive Session and return to open session afterwards. Treasurer Strock motioned to move to Executive Session, Secretary Huck seconded. Motion carried unanimously (6-0-0). President Thornton adjourned the meeting at 10:03 a.m.

4. **Executive Session**

a. Executive session convened at 10:05 a.m.

b. Return to regular meeting. Treasurer Strock moved to adjourn; President Thornton seconded. 5 ayes, 1 abstention.

c. Executive session closed at 10:10 a.m. HST. Treasurer Strock moved to close the session. Secretary Huck seconded the motion. Motion passed (5-0-1).

5. **Reconvening Open Session and Adjournment**

Open session reconvened at 10:15 a.m. HST. The meeting adjourned with a motion from Treasurer Strock and seconded by Secretary Huck. Motion carried unanimously 5-0-1. The meeting adjourned at 10:15 a.m. HST.

Respectfully submitted,

Werner Rod Huck, Secretary

