

**ASSOCIATION OF APARTMENT OWNERS OF  
KIHEI KAI NANI  
ANNUAL OWNERS MEETING  
Saturday, January 27, 2018**

**DIRECTORS PRESENT:** Ethel Belway, President; Carole Eiserloh, Secretary; Jose Placencia, Treasurer; Patricia Hoskin, DiAnne Durossette, Director.

**DIRECTORS ABSENT:** Andy Tickner, Vice President; Wayne Braid, Director.

**OTHERS PRESENT:** Johnny Johnson, Site Manager; Destination Maui, Inc. Representatives: Tracie Sweetman, Account Executive; Carol Gentz, Sarah Freitas, Lisa Aipa, Tally Clerks; Enza Froio, Aloha Office Services.

**OWNERS PRESENT:** Owners are on file with Destination Maui, Inc.

**ROLL CALL (DETERMINATION OF QUORUM):**

The Bylaws of the Association of Apartment Owners of Kihei Kai Nani specify that a quorum exists when there is present at any meeting, in person or by proxy, a majority of apartment owners. *Owners comprising 66.2% of the common interest were present in person or represented by proxy, thus constituting a quorum.*

**CALL TO ORDER:**

The Annual Owners Meeting was called to order at 9:03 a.m.

**CERTIFICATION OF MEETING NOTICE:**

Carol Gentz, Destination Maui, Inc. (DMI) certified that a Notice of Meeting was mailed to owners of record and filed in the office of the managing agent on November 20, 2017. Notice was posted at the property 72 hours in advance of the meeting pursuant to Section 125(d) of Chapter 514-B, Condominium Property Regime of the Hawaii Revised Statutes.

**CODE OF CONDUCT:**

This meeting will be conducted in accordance with the most current edition of Robert's Rules of Order.

**APPROVAL OF MINUTES:**

The minutes of the last Annual Meeting were included in the meeting packet. Hearing no objection, the reading of the minutes is waived. Grammatical corrections were noted.

**Motion:** *To approve the minutes of the January 28, 2017 Annual Owners Meeting, as corrected. (Armstrong, #223/Balog, #240)*

**CARRIED** unanimously.

## **REPORTS OF OFFICERS:**

### President's Report

A written report was submitted and is on file.

### Treasurer's Report

A written report was submitted and is on file.

### Site Manager's Report

A written report was submitted and is on file.

### Managing Agent's Report

A written report was submitted and is on file.

## **COMMITTEE REPORTS:**

### Landscaping Committee

A written report was provided in the meeting packet.

### Re-roofing Office Committee

The committee is researching options.

McIntyre, #342, stated that the pool water is cold and requested the installation of solar. The Board agreed to investigate if solar panels can be added to the office roof after it is redone.

### Website Committee

A written report was provided in the meeting packet.

### Lot 1A Committee

Diagrams and photos were provided on display at the meeting. Mediation was a success. The Association has purchased Lot 1A. The committee is exploring ideas to reduce taxes.

Committee members and all individuals who assisted with the project were thanked for their efforts. Owners were acknowledged for their support.

## **ELECTION OF DIRECTORS:**

The project By-Laws specify that the affairs of the Association shall be governed by a Board of Directors composed of seven (7) persons, each of whom shall be an owner, co-owner, vendee under an agreement for sale, or an officer of any corporate Owner of an Apartment. There are two (2) vacancies each for a three (3) year term to be filled on the Board of Directors.

Remaining on the Board are Ethel Belway, Jose Placencia, Wayne Braid, DiAnne Durossette, and Patricia Hoskin.

Owners Sasha Cederberg (#172), Markus Hartl (#349), Jeff Kern (#101, #207, #217), and Liz Voigt have expressed interest in being a candidate for election to the Board. Candidate resumes were included in the meeting packet.

President Belway requested further nominations from the floor.

- Barry Ewing (#121) was nominated by Jose Placencia. Mr. Ewing accepted the nomination.

Hearing none further, the nominations were closed.

Candidates were given two (2) minutes to introduce themselves.

The nominees are:

1. Sasha Cederberg (#172)
2. Barry Ewing (#121)
3. Markus Hartl (#349)
4. Jeff Kern (#101, #207, #217)
5. Liz Voigt

Gary Balog (#240) and John Jeffs (#166) were appointed to serve as Inspectors of the Election.

Ms. Sweetman explained the voting procedures.

The meeting was recessed for voting purposes at 10:03 a.m. and reconvened at 10:26 a.m.

### **RESULTS OF ELECTION:**

The following individuals were elected to serve on the Board:

1. Jeff Kern      51%    *three-year term*
2. Barry Ewing   41%    *three-year term*

An Organizational Board of Directors Meeting will immediately follow this meeting.

**Motion:**      *To destroy all ballots and proxies after 30 days.  
(Balog, #240/Jeffs, #166)*

**CARRIED** unanimously.

### **OLD BUSINESS:**

There is none.

**NEW BUSINESS:**

**Tax Resolution**

**Motion:**        *Resolved, by the Owners of the Association of Apartment Owners of Kihei Kai Nani that any excess of membership income over membership expenses for the year ended November 30, 2018, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.  
(Yang, #232/Cross, #274)*

**CARRIED** unanimously.

**Flood Resolution**

Kihei Kai Nani is not located in a designated flood zone hazard area that requires flood insurance and the Association does not currently carry flood insurance. Flood insurance may be available as follows: based upon the total insurance limit of approximately \$29,189,365.00 for buildings with a deductible of \$5,000 per building, the cost of flood insurance is approximately \$124,862 per year.

**Motion:**        *To ratify the waiver of flood insurance.  
(Ewing, #121/McIntyre, #235)*

**CARRIED** unanimously.

**Earthquake Resolution**

The Association does not currently carry earthquake insurance. Earthquake insurance is available as follows: a 2% deductible based upon the total insurance value of approximately \$29,151,530 for buildings with a deductible of \$583,303.60, the estimated annual premium is approximately \$31,416.00.

**Motion:**        *To ratify the waiver of earthquake insurance.  
(McIntyre, #235/Ewing, #121)*

**CARRIED** unanimously.

**Non-Smoking**

**Motion:**        *To send a ballot for vote by the ownership to prohibit smoking in units or on property with the exception of designated areas only.  
(Frank, #160/Balog, #240)*

**CARRIED** unanimously.

A 67% ownership approval is required to pass.

**DATE OF NEXT MEETING:**

The next Annual Owners Meeting will be held on Saturday, January 26, 2019.

**ADJOURNMENT:**

The meeting was adjourned at 10:52 a.m.

Respectfully submitted,

Enza Froio  
*Aloha Office Services*  
Recording Secretary

Approved for distribution

**ASSOCIATION OF APARTMENT OWNERS OF  
KIHEI KAI NANI  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
Saturday, January 27, 2018**

**DIRECTORS PRESENT:** Ethel Belway, José Placencia, DiAnne Durossette, Patricia Hoskin, Barry Ewing, Jeff Kern.

**DIRECTORS ABSENT:** Wayne Braid.

**OTHERS PRESENT:** Tracie Sweetman and Carol Gentz, Destination Maui, Inc.; Enza Froio, Recording Secretary, Aloha Office Services.

**CALL TO ORDER:**

The Board of Directors Organizational Meeting was called to order at 11:04 a.m. A quorum was established.

**CERTIFICATION OF MEETING NOTICE:**

Carol Gentz certified that a Notice of Meeting was mailed to directors of record, filed in the office of the managing agent and also posted on property pursuant to Hawaii Revised Statutes.

**ELECTION OF OFFICERS:**

The following officers were elected by unanimous consent:

President: Ethel Belway  
Vice President: Barry Ewing  
Treasurer: José Placencia  
Secretary: DiAnne Durossette

**MEETING DATES:**

Upcoming Board of Directors Meetings were scheduled as follows:

- April 18, 2018 at 9:00 a.m.
- October 10, 2018 at 9:00 a.m.
- January 23, 2019 at 9:00 a.m.

The next Annual Owners Meeting will take place on January 26, 2019.

**ADJOURNMENT:**

The meeting was adjourned at 11:11 a.m.

Respectfully submitted,

Enza Froio  
*Aloha Office Services*  
Recording Secretary