ASSOCIATION OF APARTMENT OWNERS OF 
PAKI MAUI 
BOARD OF DIRECTORS MEETING 
Wednesday, June 17, 2020

DIRECTORS PRESENT:  Via Zoom: Barbara Anders, President; David Rygh, Vice President; Tom DeChant, Treasurer; Bob Maloney, Secretary; Coy Lindsey, Directors.

OTHERS PRESENT: Eleazer Calapini, Resident Manager; Anthony Freda, Hawaiiana Management Company. Craig Bode, Hawaiiana Management Company

OWNERS PRESENT:

CALL TO ORDER:
President Anders called the Board of Directors Meeting of the Association of Apartment Owners of Paki Maui to order on Wednesday, June 17, 2020 at 9:50 a.m. (HST). A quorum was established.

PROOF OF NOTICE:
Notice of this Meeting was sent to Board directors and posted on property in accordance with State law.

APPROVAL OF MINUTES:
Hearing no objection, the minutes dated May 7, 2020 were approved as with one modification:

- Solar Panels: Owners will be updated and up to two (2) owners’ forums will be scheduled as deemed necessary.

PRESIDENT’S REPORT:
President Anders accepted Kim Geske’s resignation from the board.

TREASURER’S REPORT:
Treasurer DeChant reviewed the Association’s financials as of April 30, 2020.

- Total Cash and Reserves $1,729,299.88
- Current Months Operating Surplus $29,729.74
- Total Reserves $1,479,155.44
- Year to Date Capital Improvement $15,653.94

SITE MANAGER’S REPORT:
Mr. Calapini reviewed his written report, as provided to the Board of Directors.

Pool area detailed to meet social distancing guidelines including the addition of floating dividers, sanitizer stations, and limiting access to six people, two persons for the spa.
UNFINISHED BUSINESS:

Pandemic Update
Anthony and Craig noted current guidelines presented by the state and county, noting that we will need to monitor such announcements closely as changes are certain.

Elevator Licensing (Outstanding Issues)
The hydraulic system in elevator #2 had the wrong seals that need to be replaced. The systems permit is pending.

Planter Box Repair Status
Work on the planter boxes outside apartments 113 and 114 is nearing completion. The repairs should be completed by the end of this week, at which time, Ele and the crew will repaint both planter boxes. Ele was asked if any other Planter Boxes needed repairs, He stated that there was another Planter Box that needed repairs. He was asked to get a quote for that Planter Box from the vendor repairing this Planter Box.

Fire Alarm System Status
Inspection updated. The on sight visit by the Fire Department indicated that they will approve the As-Built plans when several drawings are revised.

Solar Panel Discussion
President Anders led a discussion on when to schedule the “Owner Forum” on the purchase of the solar panel contract with Malama. The date of the forum was set for July 7th from 3 PM to 5 PM Hawaii time. The meeting will be held using the Zoom platform. Hawaiiana will send out an invitation to all owners in the next week.

President Anders also informed the Board that she had received a quote for the insurance on the solar panel system, assuming the Paki owners vote to purchase the lease. The cost will be $228 per year, assuming a purchase date between now and 12 months from now.

Bob and Tom will continue working on an updated version of the Questions and Answers document that will be distributed to the owners in the next 2 weeks, well in advance of the July 7th Owners’ Forum.

Sub-Metering (Multi-Family Utilities)
Live billing to begin on July 1, 2020. Owners have been notified of the process.

Motion: Move to modify the existing service contract with Multifamily Utilities to add the monthly electrical billing for Paki apartments. Further modify that contract to authorize Multifamily Utilities to collect the apartment electric bill payments from Paki owners and forward those payments to Hawaiiana monthly. Multifamily Utilities will not engage in any
efforts to collect overdue electric bill payments and will not impose any late fees on any Paki owner. (Maloney/Dechant), Passed

Seawall / Land Survey Update
DeChant gave an update on the Seawall Staircase project. We need a survey and the company that did the previous survey will return to Paki and do a second survey. Once completed, those results will be submitted to the State and the State will approve or reject that new survey. The new survey will be much less expensive than the first survey. The new survey will cost about $800.00.

2020 Budget Revision
Maloney reported that each owner has been provided a copy of the Revised 2020 Operational Budget which is effective on July 1, 2020. Each owner has also been provided information on their new, reduced, monthly maintenance fees. Hawaiiana’s accounting staff is updating their records to show the reduced maintenance fees.

No Smoking Policy (2) Initiatives
Our attorney informed the Board that it needs to hold a formal vote to modify the By-Laws in order for the results of the owner vote on the No Smoking Initiatives to be recorded with the state. Such a recording will officially change the By-Laws of Paki Maui.

Motion: To modify the Paki Maui By-Laws to incorporate the provisions of the No Smoking Initiatives passed by the Owners. (Anders/Maloney) Passed.

Front Desk Hours
President Anders reported that the front desk hours remain at 8 hrs per day Monday to Saturday and 5 to 6 hrs on Sunday.

2019 James & Associates Audit Status
DeChant reported that several errors in the draft audit have been identified and the Board is awaiting a revised audit documents. New accounting guidance FASB ASC 6065 guidelines suggest the operating and reserve fees should be separated into the categories of maintenance fees and maintenance reserve fees.

NEW BUSINESS:

Brown & Brown Insurance
Umbrella Coverage and Review. The AOA Policy deductible has risen from $5,000 to $10,000. This will cause individual HO6 policies to require modification. Hawaiiana will send notification to all owners to adjust individual H06 insurance policies. This adjustment is needed due to a change in the current AOAO insurance policy. The notice will contain more information. There is a July 15th deadline for changes to the individual HO6 policies.
Remote Attendance Board Meeting
President Anders provided an initial set of rules for remote attendance. BOD will work on further modifications for rules and present them at the next board meeting.

DATE OF NEXT MEETING:
Tuesday, August 11, 2020 9 a.m. HST

ADJOURNMENT:
The meeting was adjourned by unanimous consent at 2:47 p.m. HST

Respectfully submitted,
Anthony Freda
Management Executive