

**ASSOCIATION OF UNIT OWNERS OF
MAUI SANDS I
BOARD OF DIRECTORS MEETING**

Wednesday, November 30, 2016

DIRECTORS PRESENT: Rosa McAllister, Secretary.

Via Teleconference: Jean Rachkowski, President; David Bontorin, Treasurer; Wendy Cush, Robin Smilanich, Shanna Stubbs, Directors.

OTHERS PRESENT: Allison Royce, Resident Manager.

Via Teleconference: Penny Munroe, Hawaiiana Management Company; Enza Froio, Recording Secretary, Aloha Office Services.

OWNERS PRESENT: Bob Jenks, 3D; Doug Wallway, 4A.

Via Teleconference: Jerry and Deb Blanchard, 6C.

CALL TO ORDER:

President Rachkowski called the Board of Directors Meeting of the Association of Unit Owners of Maui Sands I to order on Wednesday, November 30, 2016 at 3:07 p.m.

DECLARATION OF QUORUM:

A quorum was established with six (6) directors present in person or via teleconference.

NOTICE OF MEETING:

A Notice of Meeting was posted on property and emailed to Directors on November 21, 2016.

APPROVAL OF MINUTES:

Deferred.

PRESIDENT'S REPORT:

Deferred.

TREASURER'S REPORT:

Deferred.

RESIDENT MANAGER'S REPORT:

Deferred.

UNFINISHED BUSINESS:

Deferred.

NEW BUSINESS:

Buildings 4 & 5 Landscape Recommendations

Ms. Smilanich reported that a representative from the DLNR has assessed the situation of sinkholes in front of Buildings 4 and 5 and has recommended a repair process. The first step is to hire an engineer to inspect the seawall and the property west of Buildings 4 and 5 and to provide a recommendation to the Association. Subsequently, a contractor would be hired to rectify the situation.

An emergency/temporary repair is required for some of the sinkholes and the seawall. At a minimum, 50% of the wall must be kept intact in order to avoid replacement of the entire wall. It is hopeful that the emergency repairs will be done in December, after which time, intermediary plans to keep the wall secure and to prevent further sinkholes from appearing will be defined.

Motion: *To proceed with the recommendation from Maui County to hire an engineer and contractors to obtain a temporary permit to improve the seawall and the land behind the seawall. (Robin/Rosa)*

CARRIED unanimously.

Ms. Royce has done preliminary interviews with engineers. She requested assistance with the process from an owner who has experience in this area. Doug Wallway agreed to assist Ms. Royce and to be a committee member. Secondary interviews with engineers will be done with Mr. Wallway.

A cost estimate will be available after short term, intermediate and long-term proposals are provided.

January Owners' Forum

The Board agreed to schedule an Owners' Forum in January 2017 to discuss the Association's financials. A specific date will be determined via email.

Unit 6C Remodel Request

Deb Blanchard, 6C, stated that her remodel request remains outstanding. She stated that Maui County are requiring she obtain an SMA permit and are requiring a Board member or management company to sign a document authorizing her to proceed with applying for such a permit.

Ms. Munroe stated this is an anomaly and recommends the Board seek legal counsel. The Board agreed that Ms. McAllister will forward the request to Attorney Chris Porter's office.

Financial Documents

Bob Jenks, 3D, inquired of the Treasurer releasing the PDF files of the Association's financial documents from October 2015. He stated his opinion that Hawaiiana Management should accept his affidavit as it fits the requirement of State law.

Treasurer Bontorin requested clarification regarding his liability if he sends the Association's financials to an owner. The Board agreed that Treasurer Bontorin will contact Attorney Chris Porter tomorrow morning and request a written response on the matter. Treasurer Bontorin will share Attorney Porter's response with the Board and Mr. Jenks.

DATE OF NEXT MEETING:

The next Board of Directors Meetings is scheduled for January 14, 2017 at 9:00 a.m. (HST).

ADJOURNMENT:

The meeting was unanimously adjourned at 4:00 p.m.

Respectfully submitted,

Enza Froio
Aloha Office Services
Recording Secretary