

**ASSOCIATION OF APARTMENT OWNERS OF  
WAILEA FAIRWAY VILLAS  
BOARD OF DIRECTORS MEETING  
Friday, July 21, 2023**

**DIRECTORS PRESENT:** Mary Jurkonis, President; L.A. Bannowsky, Treasurer (newly appointed); Renee Stigers, Secretary; Joe O'Donnell and Marc Warenski, Directors.

**DIRECTORS ABSENT:** Rick Duguay, Vice President; Reuven Gitter, Director.

**OTHERS PRESENT:** Steven Berger, Site Manager.

**OWNERS PRESENT:** Tim Engberg, Y201; John and Joan Moore, W102; Margarita DeJesus, U201; Fred Gross, L201; Matt Welsch, R201; Pat Logan, Z103; Hector and Ana Sanchez, V103; Michael and Alisa Luckado, K202; Rich Young, R102; Kim Henry, B202; David Lynch, S201; Judy Beneventi, F103.

**CALL TO ORDER:**

Ms. Jurkonis called the meeting to order at 9:04 a.m. Hawaii Standard Time via Zoom. A quorum was established.

**MEETING NOTICE:**

Mr. Berger stated that Meeting Notice was emailed to Directors of record, filed in the office of the managing agent on July 13, 2023; and posted on property in accordance with Section 125 of Chapter 514B Hawaii Revised Statutes.

**APPOINTMENT OF TREASURER:**

Ms. Jurkonis nominated L.A. Bannowsky for Board Treasurer. Mr. Bannowsky accepted the nomination.

**Motion:** *To elect L.A. Bannowsky as Board Treasurer. (O'Donnell/Stigers)*

**CARRIED** unanimously.

**CONSENT CALENDAR:**

**Motion:** *To approve the Board of Directors Meeting minutes dated April 7, 2023, with the correction to the last bullet under the Treasurer's Report to read: "As of February 28, 2023, the Association's estimated expenses were underbudget overall.".*  
*(Stigers/Bannowsky)*

**CARRIED** unanimously.

**Motion:** *To approve the Board of Directors Special Meeting minutes dated June 16, 2023 as written. (O'Donnell/Stigers)*

**CARRIED** unanimously.

**Motion:** *To approve the Board of Directors Special Meeting minutes dated June 27, 2023 with the correction of the date from June 23, 2023 to June 27, 2023. (Bannowsky/O'Donnell)*

**CARRIED** unanimously.

## **REPORTS:**

### **President's Report**

Ms. Jurkonis welcomed new board members Joe O'Donnell and Marc Warenski, both full-time residents, and thanked all candidates who came forward for their willingness to serve.

Ms. Jurkonis discussed the following items:

- New website developed and migration completed.
- Alongside the appointment of L.A. Bannowsky as Board Treasurer, the Finance Committee comprised of Mary Jurkonis, L.A. Bannowsky, and Rick Duguay will continue to operate.
- The House Rules were updated and are under review by legal counsel. Mr. Berger and Mr. Duguay were acknowledged for their efforts.

### **Treasurer's Report**

Mr. Bannowsky reviewed the Association's financials as of June 30, 2023 as follows:

- Revenues, \$708,500 actual v. \$691,800 budgeted. This is about \$17,000 over budget primarily due to increased collections from violations; and a one-time payment from Spectrum as part of the execution of the agreement.
- Expenses, \$650,800 actual v. \$695,700 budgeted. This is about \$45,000 under budget partially due to a savings in water which is \$18,000 under budget.
- Reserves, \$2,128,000 – nearly 100% funded.
- CDs and CDARs are maturing. The Finance Committee has reviewed the current investments. About \$600,000 of invested monies matured on 7/20/23 and rolled from CDs to a money market making no interest. The Committee chose to accept this option until a Board Treasurer was appointed. Pending final Board approval, these monies will be reinvested in laddered CDs which is anticipated to increase overall interest income by \$20,000 to \$25,000 in the next year.
- The Finance Committee is in the process of finalizing the 2024 reserve budget.

### Site Manager's Report

Mr. Berger discussed the following items:

- Replacement of the ground cover that runs the length of the property on Kalai Waa Street is nearly complete.
- Efforts are being made to re-route the deer in two (2) areas: in front of Building B and in front of Building U, both on the roadside. The green fence will be removed after the ruellia is established.
- Planted two (2) Areca Palms on the side of Building Y.
- Planted small Monkeypod tree between Buildings X and Y.
- Trimmed Coconut Palms.
- Worked with Alan Cook and Rick Duguay to produce the final draft of the House Rules.
- Worked with the webmaster on final changes to the new website before the migration.
- Added five (5) aluminum frames to the doors of the trash enclosures.
- Replaced notice clips on electrical room closet doors.
- Replaced screens in the gym on the sliding door and the ocean-facing windows.
- Installed a new exhaust fan in the pool pump room.

Director, Marc Warenski joined the meeting at 9:16 a.m. HST.

### **OLD BUSINESS:**

#### Update on EV Charging Stations

Mr. Bannowsky stated that the Association applied for a grant as part of the "Charge Up" initiative funded by HECO to assist in the cost of the installation of electric charging stations. The application was considered and ultimately rejected because the transformer needed for the new equipment was not up to the required capacity level; and the parking area where the stations would be located would have required regrading to adjust the slope. If the Association's application was approved, a grant of roughly \$100,000 would have been received. The estimated cost for the installation of two (2) EV charging station ports is about \$125,000. The Board will consider adding monies to the reserve budget for the potential future installation of charging stations.

#### Update on Website

The migration to the new web site is complete. The Board acknowledged Mr. Keary Suska (previous owner) for his work.

#### Update on Smoking Ballot

Mr. Berger stated that the smoking ballot has failed with 46.62% of ballots received In Favor and 19.46% Opposed. A total of 76 out of 118 votes were received. An ownership vote of 67% In Favor was required to pass the ballot.

#### Update on Review of House Rules

The proposed revised House Rules are undergoing a legal review.

### Discussion on Work In and at the End of the Gulch

A proposal was received to move the large boulders on the ground near the aqueduct system and to dry stack them to add the existing dry stack rock wall on the east side of Building V; and to distribute and grade out topsoil in low areas as well as fill in erosion in the ditch behind the rocks near the golf course. Sod will also be planted in the graded areas on the west side of the bridge. The proposal will be further discussed in Executive Session.

### **NEW BUSINESS:**

#### AOAO Master Policy Deductible

**Motion:** *To adopt the resolution for the increase in the AOAO Master Policy deductible. (Bannowsky/O'Donnell)*

**CARRIED** unanimously.

#### Propane BBQs on Lanais

**Motion:** *To adopt the resolution for prohibition of propane BBQs on lanais. (O'Donnell/Stigers)*

**CARRIED** unanimously.

#### Webmaster to Maintain Website

Mr. Berger recommends retaining Keary Suska on a consultant basis to maintain the website. A proposal was provided in the meeting packet and will be further discussed in Executive Session.

#### Recreation Rules

An Owner has questioned the need to continue with the current gym reservation system. After discussion, the Board agreed for Mr. Berger to further research the following items:

- Allocating peak hours as some of the time slots for multiple users.
- An exclusive user cannot lock up the same time slot for open ended periods of time.

#### Lanai Maintenance

Mr. Berger stated that it is recommended to seal the lanais every six (6) months to prevent spalling. A proposal was included in the meeting packet. The Board agreed not to pursue this.

#### Dryer Vent Cleaning and Duct Replacement

A proposal was provided in the meeting packet and will be further discussed in Executive Session.

### Resealing of Pool Deck

The pool deck was last resealed in 2020. A proposal to reseat the deck was provided in the meeting packet and will be further discussed in Executive Session. The project requires a complete shutdown of the Pool and Recreation Area.

### DATE OF NEXT MEETING:

The next Board of Directors Meeting is scheduled for Friday, October 20, 2023 at 9:00 a.m. HST.

### OWNERS' FORUM:

The meeting was recessed for a brief Owners' Forum.

### EXECUTIVE SESSION:

**Motion:** *To recess to Executive Session at 10:36 a.m. HST to discuss legal, contractual, and personnel matters. (Warenski/O'Donnell)*

**CARRIED** unanimously.

**Motion:** *To adjourn Executive Session and reconvene to regular session at 11:48 a.m. HST. (Stigers/O'Donnell)*

**CARRIED** unanimously.

### MOTIONS FROM DISCUSSIONS IN EXECUTIVE SESSION:

**Motion:** *To authorize defense counsel to sign the final draft decree in United States v. Albert C. Kobayashi, Inc. et al on behalf of the Association. (Stigers/ Bannowsky)*

**CARRIED** unanimously.

**Motion:** *To accept the bid received from Maui Gravel & Soil for the work in the gulch for \$16,450. (Bannowsky/Warenski)*

**CARRIED** unanimously.

**Motion:** *To accept the bid from Island Plant for sod to be planted in the gulch for \$700. (Bannowsky/O'Donnell)*

**CARRIED** unanimously.

**Motion:** *To approve the webmaster services in an amount not-to-exceed \$600 for the remainder of the year to maintain the Association's website. (O'Donnell/Stigers)*

**CARRIED** unanimously.

**Motion:** *To authorize Vent Pros to clean the dryer vents in units throughout the property and to repair and/or replace ducts where necessary. (Stigers/Warenski)*

**CARRIED** unanimously.

**Motion:** *To accept the bid from EuroTech to reseal the stone tile on the pool deck and in the Recreation Area for \$9,500. (Warenski/O'Donnell)*

**CARRIED** unanimously.

**Motion:** *To waive the fine for Unit E101. (O'Donnell/Stigers)*

**CARRIED** unanimously.

**Motion:** *To waive the fine for Unit L202. (Warenski/O'Donnell)*

**CARRIED** unanimously.

**Motion:** *To sustain the fine for Unit W102. (Jurkonis/O'Donnell)*

**CARRIED** unanimously.

**ADJOURNMENT:**

**Motion:** *To adjourn the meeting at 12:03 p.m. HST. (Warenski/O'Donnell)*

**CARRIED** unanimously.

Respectfully submitted,

Enza Froio  
*Aloha Office Services*  
Transcriptionist