

MINUTES

**REGULAR MEETING of the BOARD OF DIRECTORS of
KAKELA MAKAI OCEANVIEW COMMUNITY ASSOCIATION**

- DATE:** Wednesday, November 9, 2011
- PLACE:** Kakela Makai Oceanview Community Association Clubhouse
Kalaheo, Kauai, Hawaii
- PRESENT:** President Tiffany Rae, Secretary Michael Thompson,
Director Cynthia Opgrand, Director Lon Maddox
- EXCUSED:** VP Kit Aldrete, Treasurer Bruce Heckman, Director Bill Elmsblad
- BY INVITATION:** Angela Whitlatch of Hawaiiana Management Company, Ltd.
- CALL TO ORDER:** Noting the presence of quorum, President Tiffany Rae called the meeting to order at 6:02 p.m.

MINUTES: The Board unanimously approved the Board of Directors Regular Meeting Minutes of September 21, 2011.

MEMBER COMMENTS:

President Tiffany Rae invited comments from the ownership. Owner Shannon Wigent enquired if Owner Ed Olsen had been contacted regarding his contractor working on weekends and after hours? Director Lon Maddox responded that Mr. Olsen had been contacted and to call either him or another board member to handle the situation immediately should there be any further occurrences.

REPORTS:

- 1. President's Report:** President Tiffany Rae gave a verbal reported in which she thanked former Common Area Committee chair Drew Vento for all of his research on security systems for the clubhouse/pool area. President Tiffany Rae reported that the board is looking at bids to change the locking system on the pool gates and that the board is working on updating the pool rules which will coincide with the new locking system. President Tiffany Rae asked that all owners help to monitor the activity in the pool area until the new security system is in place
- 2. Common Areas Committee Report:** Secretary Michael Thompson read the Common Area report (attached) which included items such as Nordictrac repair, possible drinking fountain refrigeration repair and the need for a permanent maintenance repairman for the clubhouse.
- 3. Financial Report:** none available at this time.
- 4. Design Review Report:** Director Lon Maddox read Committee Chair Rob Centra's report (attached) which included submission from Lots 1-19, lot 3-88 and lot 3-6.

UNFINISHED BUSINESS:

1. **Security Systems** – Discussion ensued regarding the proposals received to install the security system for the pool and clubhouse areas. Committee member David Poppe reported that the security system with the camera option had been dropped due to the high cost to install and operate. The matter was tabled until the next meeting.
2. **Pool Rules** – Discussion ensued but the matter was tabled until the next board meeting.
3. **Lot Mowing** – No update at this time.

NEW BUSINESS:

1. **Construction material stored on other owners lots:** Committee Member David Poppe reported on the ongoing problem of owners who are in the building process storing their construction material on neighboring lots. Committee Member Poppe reiterated that unless written permission is received from the owner, the storing of building materials on another owners' lot is not allowed. He went on to say that if that lot is damaged during the construction process due to the constructing owner, he/she is liable to correct any damage done to that lot.

MEMBER COMMENTS:

President Tiffany Rae invited comments from the ownership.

Owner Rose Poppe enquired as to the process of reporting any problems such as rules not being adhered to at KMOC. Discussion ensued. President Tiffany Rae reported that KMOC does not have the capacity to inspect the property on a weekly basis. The process is still to contact Hawaiiiana Management to report the problem/infraction. The matter will be investigated by the board and then Hawaiiiana management will be instructed as to course of action needed.

NEXT MEETING: The next meeting will be held on Wednesday, December 14, 2011 6:00 pm, at the Kakela Makai Community Association Clubhouse.

ADJOURNMENT: There being no further business and hearing no objections, President Tiffany Rae adjourned the meeting at 6:32pm.

Approved

Michael Thompson, Secretary

Submitted by:
Hawaiiana Management Company, Ltd.
Agent for KAKELA MAKAI OCEANVIEW
COMMUNITY ASSOCIATION

Angela Whitlatch
Management Executive

Common Areas Report

November 2011

Common Areas: Split into two sections

1) Maintenance and Repairs

Liasons: Michael Thompson and Kit Aldridge

2) Upgrades and Rules

Liason: Cindy Oplund

Thank you to Drew Vento for his assistance as the chairperson on the committee. His work is appreciated. His accomplishments with gaining bids and repairing equipment was a great help. Drew has resigned from the committee.

Nordictrack repairs are delayed due to a serviceman problem.

Sliding doors were adjusted and lubricated again as part of a continued maintenance as well as door stop replacement.

Permanent maintenance serviceman needed. To be evaluated by new committee.

Drinking fountain contractor contacted. Approval of funds to be discussed at executive session. Option of turning off refrigeration or repair costs.

Halloween party was a success. Everyone had fun and hopefully we can continue this tradition. See collage of photos.

Bids for door key security and pool rules to be discussed.

Michael Thompson

Secretary, Common Areas Liason

**Kakela Makai Community Association
Board of Directors Meeting
November 9, 2011**

To: Lon Maddox

From: DC Chairman Rob Centra

Re: DC Directors Report for September / October 2011

I submit the following report for your information and record:

- DC received submission to change paint colors for new home Phase 1 – Lot 19. Submission was approved.
- DC received Final submission for new home & landscaping associated with Phase 3 – Lot 88. Submission was approved.
- DC received Final submission for new home & landscaping associated with Phase 3 – Lot 6. Submission is under review

Respectfully Submitted,

Rob Centra