

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
HAWAII KAI MARINA  
COMMUNITY ASSOCIATION**

**DATE:** Tuesday, August 14, 2007  
**PLACE:** Hawaii Kai Marina Office  
Hawaii Kai Shopping Center  
**TIME:** 7:00 P.M.

**ESTABLISHMENT OF A QUORUM**

A quorum was established.

**PRESENT:** President Steve Carr - District #7; Vice-President Len Scaduto - District #6; Robert Silverstein Member-at-Large; Jackie Miller Member-at-Large; Craig Waltz Member-at-Large; Secretary Jane Brown – District #1; Treasurer Robert Clark – District #2; Vicki Von Stroheim-Seay – District #4; Robert Paine - District #5; Scott Hayashi - District #8; Richard Cheski – District #10; Bob Martinez – District #12

**EXCUSED:** Richard Elwell - District #3; Carl Johnsen – District #9; Leolani Kini – District #11

**BY INVITATION:** Beverly Liddle, Marina Manager  
Donald Garwood, Association Manager, Hawaiian Properties, Ltd.  
Lori Jessee, Hawaiian Properties, Ltd.

**GUESTS:** None.

**CALL TO ORDER**

President Carr called the regular meeting to order at 7:03 P.M.

**OWNERS IN ATTENDANCE**

Gayle Carr                      Marian Grey                      Steve Newell                      Alan Zukerkorn  
Cary Thornton

**OWNER'S FORUM**

Marian Grey inquired about guest policy for Board Meetings and regarding securing boats during heavy winds. President Carr stated non-members were not allowed to attend Board Meetings due to limited space.

Alan Zukerkorn questioned why the Board has yet to approve his ski permit request. President Carr stated this issue would be discussed in Executive Session.

Cary Thornton (Thornton Development) expressed concerns regarding the Hancock Landing dock project. Mr. Thornton stated he submitted design plans and only received partial payment for work provided. President Carr responded saying the matter will be reviewed with the Marina Manager and Managing Agent.

### **PRESIDENT'S REPORT**

President Carr stated during a committee meeting in the marina office, he could hear rats running around in the ceiling and was concerned with maintenance/cleanliness of the common areas. Board requested Marina Manager Liddle to send a letter to Hawaii Kai Shopping Center management office, requesting them to address these concerns.

### **APPROVAL OF MINUTES**

The Minutes of the July 10, 2007 Regular Board Meeting previously mailed to the Board for review was presented for approval.

**MOTION:** A motion was made by Director Paine, seconded by Director Miller to approve the Regular Board Meeting Minutes of July 10, 2007, as presented. Hearing no objections, the **motion carried unanimously.**

### **TREASURER'S REPORT**

The Financial Statement for July 2007 was previously provided to the Board for review and was adopted for filing, subject to year-end audit.

### **ASSOCIATION MANAGER'S REPORT**

Association Manager Garwood reported information regarding current investment rates.

### **MANAGER'S REPORT**

Marina Manager Liddle's report was circulated to the Board, and is on file at both the Managing Agent's office and the Marina Office.

### **COMMITTEE REPORTS**

1. **COMMERCIAL OPERATIONS/MARINA USAGE COMMITTEE** – Chair Silverstein stated Commercial operator requested permission to extend ingress/egress hours. Board suggested extending hours from 6:00 p.m. to 7:00 p.m. until September 15, 2007 for all commercial operators.
2. **COMMUNICATIONS & PUBLIC RELATIONS COMMITTEE** – No report.
3. **DREDGING COMMITTEE** – Committee will meet to discuss possibly putting sand back onto beach.
4. **LANDSCAPE/DEVELOPMENT COMMITTEE** – Marina Manager Liddle will obtain proposals for landscaping.
5. **MARINA PROPERTY MANAGEMENT** – Director Waltz reported three (3) fence proposals were solicited for MP3 due to continuous illegal activity on the property and to establish the association's ownership of the parcel. See Motion under New Business #4.

6. MARINA WATER CHEMISTRY COMMITTEE – Chair Brown stated Aecos submitted scope of work/proposal for water chemistry testing. See Motion under New Business #5.
7. WEB-SITE/TECHNOLOGY COMMITTEE – Director Von Stroheim-Seay volunteered to serve on this committee. Hearing no objections, Director Von Stroheim-Seay will be added to this committee.
8. FUEL COMMITTEE – Director Hayashi stated fuel facility plan is at a standstill with majority voting member from Koko Marina Shopping Center concerned about moving forward.

### **UNFINISHED BUSINESS**

1. None.

### **NEW BUSINESS**

1. MARINA GRAM – Marina Gram distribution date to be determined. All articles need to be provided to Marina Manager at least two (2) weeks prior.
2. 2008 BUDGET – Treasurer Clark requested Committee Chairs to present plans and budget figures for 2008 Operating Budget.
3. LATE FEES – A motion was made by President Carr, seconded by Secretary Brown to impose late fees based on the number of units for commercial entities and semi-annual association/residential billings to commence January 2008. Motion carried with Director Martinez voting against.
4. MP3 PARCEL – A motion was made by Director Waltz, seconded by Director Cheski to approve installation of a fence w/gate, grub, clear, grade and survey the MP3 parcel area with an amount not to exceed \$35,000.00. Motion carried with Secretary Brown voting against.
5. WATER CHEMISTRY TESTING – A motion was made by Secretary Brown, seconded by Director Cheski to approve proposal from Aecos to complete five (5) water chemistry tests in five (5) different locations in the marina, three (3) times a year in the amount of \$513.00 per test. A comprehensive water testing will be performed annually (cost to be determined). Aecos will be utilizing HKMCA's boat to conduct the water testings. Motion carried with Director Silverstein abstaining.

### **EXECUTIVE SESSION**

President Carr called the meeting into Executive Session at 9:20 p.m. to discuss legal matters. President Carr brought the meeting out of Executive Session at 10:05 p.m.

**DATE, TIME and PLACE of NEXT MEETING**

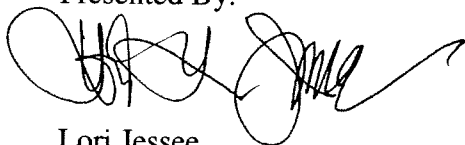
The next Regular Board of Directors meeting will be held on September 11, 2007 at 7:00 p.m. in the Marina conference room.

**ADJOURNMENT**

There being no other business to discuss, President Carr motioned to adjourn the meeting. The **motion carried unanimously** and the meeting was adjourned at 10:05 p.m.

Jane Brown - Secretary

Presented By:

A handwritten signature in black ink, appearing to read 'Lori Jessee', with a long, sweeping flourish extending to the right.

Lori Jessee  
Hawaiian Properties, Ltd.