

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

DATE: Tuesday, June 11, 2013
PLACE: Hawaii Kai Marina Office Board Room
Hawaii Kai Shopping Center
TIME: 7:00 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established.

PRESENT: President – Robert Clark – District #2
Vice President – Len Scaduto - District #6
Robert Silverstein – Member-at-Large
Craig Waltz – Member-at-Large
Marian Grey – District #4
Robin Jones – District #5
Jarda Ruzicka – District #7
Suzie Setzler - District #8
Jeanie Evans – District #11
Peter Younce – District #12

ABSENT: Secretary Jane Brown – District #1
Treasurer Brian McKee – District #3
Jackie Miller – Member-at-Large
Carl Johnsen - District #9
Richard Cheski – District #10

BY INVITATION: Beverly Liddle, Marina Manager
John W. Jepsen, Jr., Property Manager, Hawaiian Properties, Ltd.
Lori Jessee, Recording Secretary, Hawaiian Properties, Ltd.

GUESTS: None.

CALL TO ORDER

President Clark called the regular meeting to order at 7:01 p.m.

OWNERS IN ATTENDANCE – Steve Carr, Hugh Damon and Steven Newell.

OWNER'S FORUM

Mr. Steve Carr asked going forward if his questions could either be acknowledged at the meeting or some kind of a response given thereafter. Mr. Carr also had suggestions/comments as follows:

An Ad Hoc Committee be formed to go over the current marina office lease and see what other options are available for rent in the area. President Clark stated the office lease is currently under review.

Any non-association function, for which marina patrolmen service is requested, should be charged back at an hourly rate. This will be referred to the Marina Usage Committee.

Modify the current Board Meeting Minutes like that of the Neighborhood Board's format (includes committee meeting information and detailed information on discussions at the Board Meeting) and to post any unapproved minutes on the website so owners would not have to wait until the next meeting to obtain. President Clark stated he is fine with the current minutes format; and the posting of unapproved minutes will be placed on the next month's agenda.

Stated per the Hawaii Revised Statutes, members who are not on the Board may participate in any deliberation or discussion (other than executive session), unless a majority of a quorum of the Board of Directors votes otherwise.

Mr. Hugh Damon expressed his dissatisfaction with his neighbor's tree that extends into his docking space (21 ft. in front of his property) and into the marina. Request that the tree be cut back to the seawall. President Clark stated that the tree was already scheduled for trimming this week.

Mrs. Marian Grey informed the Board that Outback Steakhouse is organizing a fundraiser which a portion of the proceeds would benefit the Independence Day at Maunalua Bay festivities. If anyone is interested, tickets can be purchased from Mrs. Grey or Marina Manager Liddle.

PRESIDENT'S REPORT – None.

APPROVAL OF MINUTES

The Minutes of the May 14, 2013 Regular Board Meeting was previously mailed to the Board for review and was presented for approval.

MOTION: A motion was made by Director Jones and seconded by Director Grey to approve the Regular Board Meeting Minutes of May 14, 2013, as corrected. The motion carried unanimously.

TREASURER'S REPORT

The approval of the Financial Statements for April 2013 was deferred.

ASSOCIATION MANAGER'S REPORT – Property Manager Jepsen informed the Board that the loan agreement does not state the association needs to do a complete withdraw in October. He will meet with Treasurer McKee to discuss the timeline on the withdrawal.

MARINA MANAGER'S REPORT

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

COMMITTEE REPORTS

1. **COMMERCIAL OPERATIONS/MARINA USAGE COMMITTEE** – Chair Silverstein reported a written response was forwarded to the Koko Isle resident regarding his eroding seawall complaint. Chair Silverstein commented on how well the sailing regatta event was from the set up to the clean up. Director Robin Jones was added to this committee.
2. **COMMUNICATIONS & PUBLIC RELATIONS COMMITTEE** – Chair Clark reported he was interviewed by Channel 2 (KHON) News regarding dredging and the access of the private marina.
3. **DREDGING COMMITTEE** – Chair Clark stated American Marine Corporation (“AMC”) is currently removing shoal material in Maunalua Bay. It was determined that some of that material was unsuitable for beach replenishment. Also mentioned, Peninsula dredging volume was less than expected and cement block in marina (near Esplanade) was removed.
4. **LANDSCAPE/DEVELOPMENT COMMITTEE** – No report by Chair Silverstein.
5. **MARINA PROPERTY MANAGEMENT** – No report by Chair Johnsen.
6. **MARINA WATER CHEMISTRY COMMITTEE** – Chair Ruzicka suggested changing the committee name to Marina Water Quality. Committee met to discuss future testing in different areas. If there is an extra high reading or heavy rain, a test will be conducted approx. one week later. Results will be posted shortly after report is received. See Motion under New Business #2.
7. **WEB-SITE/TECHNOLOGY COMMITTEE** – No report by Chair Brown.
8. **PERSONNEL COMMITTEE** – No report by Chair Scaduto. Director Robin Jones was added to this committee.
9. **PHYSICAL ASSETS COMMITTEE** – No report by Chair Waltz.

UNFINISHED BUSINESS – None.

NEW BUSINESS

1. **HAWAII KAI TOWN CENTER SQ. FOOTAGE DISCREPANCY** – Director Evans stated after further review of the site plans for Costco, it was discovered that there is a discrepancy in the square footage (should be less). The original architect calculated and provided the incorrect square footage to Hawaii Kai Towne Center which figures were then given to the managing agent. Costco sent an informal request to Director Evans asking for a refund of the overpayment in marina fees. Association’s attorney stated HKMCA is not responsible to credit the overpaid amount since that was the square footage initially provided several years ago.

2. **MARINA WATER QUALITY TESTING** – A motion was made by Director Ruzicka, seconded by Director Waltz to approve five (5) water testing's in a year plus an extra testing (one week later) if there is an extra high reading or if there is heavy rains; but not to exceed \$5,000 total. Motion carried unanimously.

DATE, TIME and PLACE of NEXT MEETING

The next Regular Board Meeting is scheduled for Tuesday, July 9, 2013 at 7:00 p.m. in the Marina Office Board Room.

ADJOURNMENT

There being no other business to discuss and hearing no objections, the meeting was adjourned at 7:55 p.m.

Jane Brown - Secretary

Presented By:

A handwritten signature in black ink, appearing to read 'Lori Jessee', written over a horizontal line.

Lori Jessee, Recording Secretary
Hawaiian Properties, Ltd.