

**Maui Lea Time Interval Owners Association
Annual Meeting – September 25, 2019
Residence Inn, Maui, Wailea**

A. Call to Order

President Bill Petro called the meeting to order at 9:30 a.m. Leslie Chang was Recording Secretary for the meeting. A quorum was established with 641 out of 3,798 intervals (excludes 2 developer intervals) 16.88% present in person or by proxy.

B. Approval of Minutes

Hearing no objections, the minutes of the September 18, 2018 were approved.

C. Report of Officers

1. President's Report – Bill Petro gave the President's Report. He acknowledged and thanked the staff and owners.
2. Treasurer's Report – Tim Ohm, Frank Robar and Mike Robar gave a verbal report.
3. Committee Report(s) – Nothing to report
4. Manager's Report – General Manager Dennis Costa provided a verbal report, thanked the owners, board, and staff.
5. Report of the AOA – Will provide a report at the AOA meeting.

D. Appointment of Tellers

Joseph Brandner and Maureen Neglia were appointed as tellers.

E. Election of Directors

Nominations and elections were conducted for two three-year terms. The results of the election are:

Name	Votes
Robert Jacalone	468 – 3 years
CJ Law	454 – 3 years
Susan O'Brien Moore	231

F. New Business

1. Discussion of AOA Maui Hill Annual Meeting Matters

A. Section H Declaration of the AOA Declaration Amendment to add New Subsection H:

MOTION: Jo Black moved to have the Maui Lea Board President or Vice President vote the 76 timeshare units in support of the proposed Section 11 amendment to the AOA Maui Hill Declaration by adding in a new Subsection H as follows to be voted via the ballot sent by the Association:

“H. Notwith standing any other provision in the Declaration or Bylaws, permit owners to install, maintain, repair and replace solar energy devices on the common elements and lease the common elements for such solar energy devices, provided that the owner obtain prior written approval of the Board and the owner comply with all rules and regulations enacted by the Board of Directors, and that the Board may make additions and alterations to the materials and compositions of the roofs to permit the installation of solar energy devices.”

The motion was seconded by Madonna Petro.

In Favor: 640 votes
Opposed: 1 vote

The motion passed.

B. Solar Project

MOTION: Rosemary Jacalone moved that if the solar project is completed and the electricity expenses need to be readjusted, that the Board of Directors be authorized to vote in favor of an amendment to the AOA Maui Hill Declaration of Condominium Property Regime to allow the expenses for electricity to be charged to owners in proportion to the buildings instead of the common percentage interest. The motion was seconded by Maureen Neglia and passed by unanimous consent.

2. Proposed Amendment of Second Restatement of Declaration and Bylaws & Restatement – There are several proposed amendments, many of which concern elimination of references to the Developer, as those provisions are outdated. Some proposed changes also concern making the documents gender neutral and correcting spelling or grammatical issues. The substantive proposed changes to the Declaration are as follows: Background Information and Sections 3.4, 3.5, 6.2, 7.6, 8.1, 8.4, 8.5, 8.7, 8.8, 8.9, 10.3, 10.5, 11.1, 12.2, 12.3, 13.1, and 14.1. The substantive proposed changes to the Bylaws are as follows: Art. IV, Section 3; Art. V, Section 3; Art. V, Section 11; Art. VI, Sections 1, 2, 6, 14, 15; Art. VII, Sections 1, 2, 3, 4, 5, 6, 7; Art. XI, Sections 3 and 6; and Art. X, Section 2. Not included with the Proposed Amendment is the Table of Contents, which will be finalized when recording and depends on the amendments that are adopted. Also not included with the Proposed Amendment are the Exhibits. The Exhibits will be the same exhibits as attached to the Second Restatement of Declaration and Bylaws. Redlined changes were sent to the owners and reflected in Addendum B.

MOTION: Joe Black moved to approve the amendments to the Second Restatement of the Maui Lea Time Interval Program Revised Timeshare Declaration and Bylaws, as shown in Addendum B. The motion was seconded by Bob Jacalone and passed by unanimous consent.

3. Voting at the Master Association: Motion Regarding Vote for AOA

MOTION: C J Law moved to have the Maui Lea Board President or Vice President vote the 76 unit votes for the Master Association as the Board determines. The motion was seconded by Timothy Ohm and passed by unanimous consent.

C. Adjournment

There being no objections, the meeting was adjourned at 11:52 a.m.

Approved By:

Loren Knott, Secretary
Board of Directors

Ruth Okada
Recording Secretary

Date Approved by the Owners