

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
CONFERENCE CALL  
January 26, 2021

I. Call to Order

President Bill Petro called the meeting to order at 11:12 a.m. HST.

II. Establish Quorum

Members Present: Bill Petro (President), Bob Jacalone (Vice President), Tim Ohm (Treasurer), Loren Knott (Secretary) and Directors; CJ Law, Paul DiMarchi, and Ryan Endean.

Maui Hill Board: Dick Endean, Loren Knott, Carl Carlson, Alex Cordas, CJ Law.

By Invitation: Dennis Costa, General Manager; Frank Robar and Mike Robar, Condominium Fiscal Management, Inc., Co-Plan Manager (Fiscal); Ruth Okada and Bobbie Favela, Aqua-Aston Hospitality, LLC, Co-Plan Manager (Admin); Nancy Benson, Homeowner Services.

Owners Present: Various Owners were present.

III. Approval of Agenda

Bob Jacalone requested that the AC Split System discussion be moved to the end of the agenda.

**MOTION #1: Bob Jacalone moved to approve the agenda with the change to move the AC Split System topic to the end of the agenda. The motion was seconded by Tim Ohm and passed by unanimous consent.**

IV. Approval of Minutes 12/02/20 (Regular)

**MOTION #2: Bob Jacalone moved to approve the minutes of the 12/02/20 regular meeting as circulated with no change. The motion was seconded by Tim Ohm and passed by unanimous consent.**

V. Treasurer's Report

1. Financial Review – Tim Ohm reviewed the 12/31/20 financials. There were no questions.
2. Delinquencies & Collections – To be discussed in executive session.
3. Investments – Frank Robar reported on investments currently in money market accounts and CDs with various maturity dates. Funds from the maturing CDs will be moved to the Operating account.

VI. Ad Hoc Committee

1. Energy Audit – Paul DiMarchi noted that he has nothing to add at this time.
  - A. Oversized Fans Upper Floor Units (installed Unit #2, #12, #110 fans) – Tim Ohm noted that he is now in Unit #110 and stated that he does not notice a difference. This project will no longer be pursued and will be removed from the agenda.
  - B. A/Cs Change to Split System – Moved to end of the agenda.
  - C. A/C Timers (will not install until the Board determines whether the split AC systems will be installed)

- D. Window Tinting (Unit #1 & #2) – Dennis Costa will review if the tinting helps with reduction of heat in the unit and will report back to the Board. The Board was also asked to review the installation.
2. Solar Power for All Units (AOAO Project) – Alex Cordas and Dick Endean provided an update to the Board.
- Purchase Power Agreement – finalizing review with legal counsel
  - Finalizing the equipment and the permit
  - Finalizing the warranties
  - Completed roles & responsibilities for the installation
  - Revising the project to incorporating termite tenting at the cost of the AOAO – Dennis to confirm costs
  - Dennis also working on the roofs that are not included in the PV PPA).
  - Projected a 70% savings during peak months and non-peak months electricity will be sent to MECO (by design)
  - The consulting company reviewed the design and agreed with it.
  - Batteries will be the Tesla system.
  - Rising Sun (PV installers) have been good to work with.

#### VII. Standing Committee

1. Contract Committee – Paul DiMarchi advised the Board that there is a disagreement on the amendment regarding the employee transfer to Aqua-Aston. He will continue to work on the review of the agreement.
2. Budget Committee – Tim Ohm gave a verbal timeline for the 2022 budget process and review. Ruth Okada will be available to assist with the budget.
3. Renovation Committee – Bob Jacalone reported that he is reviewing the schedule. No major projects in the near future. Paul DiMarchi asked the committee to consider reprioritizing the renovation schedule and to consider adding a new fund to “Scheduled” and “Non-scheduled” funds called “Absolutely Necessary Funds”.
4. Association Interval Sales Committee – Loren Knott provided a verbal update to the Board. He indicated that a new title company may be needed. Sales are slow due to COVID and Mike Robar is doing an incredible job working with owners for collections.

#### VIII. Manager's Report

Dennis Costa stated that he had nothing more to add to his report from the annual owners meeting.

1. COVID Situation - Laundry is over budget because of extra linen and towel provided to guests upon their request. He believes the increase is due to the current COVID situation.
2. Allocation of Expenses between the AOAO and Timeshare (deferred until after COVID).

#### IX. Unfinished Business

1. Timeshare Resales – CJ Law reported that sales are doing well even during COVID. Nancy Benson noted that there are title transfers, but a lot are from owners passing their share down to their children.
2. RCI Profile Update – Nancy Benson did not work on this and did miss the deadline. Everything stayed as is and will update on the next scheduled change. Profile updates are being done once a year.

X. New Business

1. AOA Affairs – Dick Endean stated that he had nothing further to report that was in addition to the update he provided at the annual meeting.

XI. Next Meeting

1. Board
  - A. 4/22/21 (Vegas or Maui) (*determined later that meeting will be virtual only*)
  - B. 9/14/21 (following the annual meeting)
  - C. 1/26/22 (tentative)
2. Annual 2021 – 9/14/21

The meeting was recessed at 11:44 a.m. HST and resumed at 11:50 a.m.

XII. Ad Hoc Committee

1. Energy Audit
  - A. AC change to split system – Bob Jacalone reported on the following:
    - The condensers will be installed on the back side of each of the buildings
    - The air handlers in each room will be individually controlled by a timer
    - The details on the installation of the electrical for the AC was reviewed.
    - Gathered some temperature measurements and explained the detail of the timing to cool the unit with a window AC and split system.

Bob Jacalone proposed that the board proceed with the installation of the split AC units starting at the upper floor units.

**MOTION #3: Bob Jacalone moved to approve and proceed with the installation of the split AC system in the upper floor units first at a cost not to exceed \$575,000. The motion was seconded by Tim Ohm.**

**Votes Casted:**

**In Favor: Jacalone, Ohm, Petro, Endean.**

**Opposed: DiMarchi, Knott, Law.**

**The motion passed.**

**MOTION #4: Bob Jacalone moved to bring back the tabled and withdraw Motion #4 from the September 15, 2020 meeting:**

**“To approve \$55,000 (includes the removal of the AC and patching of the existing AC hole) for the installation of a split system for the 3 units.”**

**The motion was seconded by Bill Petro and passed by unanimous consent.**

XIII. Executive Session

- MOTION #4: Tim Ohm moved to go into executive session. The motion was seconded by Loren Knott and passed by unanimous consent.**

The Board went into executive session at 12:57 p.m. HST. Upon coming out of executive session, the regular meeting resumed at 1:38 p.m. During the executive session, the Board discussed personnel and legal matters.

IV. Adjournment:

**MOTON #5: CJ Law moved to adjourn the meeting. The motion was seconded by Tim Ohm and passed by unanimous consent.**

The meeting was adjourned at 1:38 p.m. HST.

Approved by: \_\_\_\_\_  
Loren Knott, Secretary  
Board of Directors

Bobbie Favela  
Recording Secretary

Minutes approved on \_\_\_\_\_