

**MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING**

Marriott Residence Inn Conference Room  
January 26, 2022

**I. CALL TO ORDER**

President Bob Jacalone called the meeting to order at 9:40 a.m. HST

**II. ESTABLISH QUORUM**

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

Maui Hill Board: Dick Endean

By Invitation: Dennis Costa, General Manager; Kristi Kahai, Manager Guest Services; Frank Robar and Mike Robar, Condominium Fiscal Management, Inc., Co-Plan Manager (Fiscal); David Thomson and Loreen Hulihee, Aqua-Aston Hospitality, LLC, Co-Plan Manager (Admin); Nancy Benson, Homeowner Services

**III. APPROVAL OF AGENDA**

**MOTION #1: Bill Petro moved to approve the meeting agenda with the addition of funding the new property truck in New Business. The motion was seconded by CJ Law.**

**The motion passed by unanimous consent.**

**IV. APPROVAL OF MEETING MINUTES**

**MOTION #2: Tim Ohm moved to approve the minutes of the 12/01/21 Regular Board Meeting as presented. The motion was seconded by Bill Petro.**

**The motion passed by unanimous consent.**

**V. TREASURER'S REPORT**

1. Financial Review – Tim Ohm reviewed the 12/31/21 financials. There were no questions.
2. Delinquencies & Collections – Deferred to Executive Session
3. Investments – Frank Robar reported that interest rates vary from 0.1% to 0.5% for twelve months to 1.8% for five years. The board agreed to keep all funds in Cash.

**VI. STANDING COMMITTEES**

1. Contracts

Paul DiMarchi reported that the contracts for Trading Places and Condominium Fiscal Management, Inc. are being reviewed for renewal at-this-time.

2. Renovation

Bill Petro reported that the committee is proposing to install new air conditioners in the thirty-seven lower units for \$475,000 and proposing an additional \$30,000 for finishing the holes left by the previous air conditioners.

**MOTION #3 Bill Petro moved to approve \$475,000 for the installation of new air conditioners and an additional \$30,000 for repairing the interior holes left by the old air conditioners. The motion was seconded by CJ Law.**

**The motion passed unanimously.**

3. Association Interval Sales

Bill Petro reported that resales are going very well. Waiting on foreclosures to finalize to sell more units. There is currently 50+ units available for purchase.

4. Budget Committee

Tim Ohm reported that he will begin on the new budget in February with David and Dennis and then give to the committee for evaluation.

5. Program Management

Bob Jacalone reported that the committee is in the process of developing requirements for Aqua-Aston Hospitality's portion of the Co-Plan Management.

**VII. MANAGERS REPORT**

Dennis Costa reported that this has been a busy year due to the pandemic and the multiple construction projects being completed.

1. Water leaks in units – We request all unit owners to contact the front desk if there is any concern of a potential water leak from the washing machine, water heater, toilets, or sinks.
2. Maintenance in units – Cleaning of chandeliers, lint traps, and sliding glass rollers are currently in process. Later in the year, removal and replacement of the shower caulking will be performed.
3. Housekeeping will be replacing glassware, dinner ware, and shower curtains as needed.
4. A sanitizing sprayer has been purchased for sanitize the units after check-out.
5. Management requests owners not to store the beach mats in the unit storage and to give the mats to the front desk.
6. Recently completed refurbishment of all the indoor/outdoor carpets. Options are being reviewed for refurbishing the unit cabinets.

**VIII. RECESS**

Bob Jacalone announced a short recess at 10:30 am.

The meeting resumed at 10:49 am.

## IX. UNFINISHED BUSINESS

### 1. Timeshare Resales

Tom Von Rosen provided reports on recent sales and market rates for available units.

## X. NEW BUSINESS

### 1. AOAO Affairs

Dick Endean introduced the newest AOAO Director, John Pendley, and praised him on the work he has done so far.

- a. The solar project on Units 67-140 is mostly completed and the installation has been certified by the County and HECO.
- b. The roofs have had some minor repairs and new underlayment installed prior to installation of the solar panels.
- c. The AOAO Board is reviewing improvements to amenities
- d. A professional irrigation company was used to revitalize the grounds
- e. The security cameras system design is being reviewed

### 2. Website Update

Nancy requested a \$7,000 budget to create a new website. Ryan recommended to add additional funds for adding photos and videos.

**MOTION #4 Ryan Endean moved to approve an amount not to exceed \$10,000 to hire a website designer with photos and videos. The motion was seconded by Bill Petro.**

**The motion passed by unanimous consent.**

### 3. New Association Truck

**MOTION #5 Tim Ohm moved to approve 1/3 of the net cost, not to exceed \$16,000, for the contribution to the purchase of Association truck. The motion was seconded by Ryan Endean.**

**The motion passed by unanimous consent.**

## XI. NEXT MEETING

### 1. Board

A. 4/21/22 in Las Vegas at the Golden Nugget

### 2. Annual 2022

A. 9/20/22 in person at Marriot Residence Inn

**XII. EXECUTIVE SESSION**

**MOTION #6** Bill Petro moved to go into Executive Session to discuss personnel and collection matters. The motion was seconded by Tim Ohm and passed by unanimous consent.

The Board went into executive session at 11:25 a.m. HST.

The meeting returned to Regular Session at 1:10 pm.

**IV. ADJOURNMENT**

**MOTION #7** Bill Petro moved to adjourn the meeting. The motion was seconded by Ryan Endean and passed by unanimous consent.

The meeting was adjourned at 1:11 p.m. HST.

Approved by:

  
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Ryan Endean, Secretary  
Board of Directors

  
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David Thomson  
Recording Secretary

Minutes approved on: 4/22/2022