

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Golden Nugget Conference Rooms  
April 21, 2022

**I. CALL TO ORDER**

President Bob Jacalone called the meeting to order at 9:25 a.m. PST

**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, John Pendley

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, 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 as presented. The motion was seconded by Ryan Endean and passed by unanimous consent.

**IV. APPROVAL OF MEETING MINUTES**

**MOTION #2:** Tim Ohm moved to approve the minutes of the 1/26/22 Regular Board Meeting as presented. The motion was seconded by Bill Petro and passed by unanimous consent.

**V. TREASURER'S REPORT**

1. Financial Review

Tim Ohm reviewed the 3/31/22 financials. There were no questions.

2. Delinquencies & Collections – Deferred to Executive Session

3. Investments

Frank Robar reported that interest rates have not improved for investment purposes. The board agreed to keep all funds in Cash.

**VI. STANDING COMMITTEES**

1. Contracts

Bob Jacalone reported that the contracts for Trading Places and Nancy Benson, Homeowner services has been completed for renewal at-this-time. Outstanding contracts include the installation of split air conditioners and electrical work.

2. Renovation

Bill Petro reported that the installation of the new air conditioners with 6-hour timers, in the lower apartments, will begin May 2<sup>nd</sup>. The old shells will be replaced with new ones and will remain in place to reduce cost. Future projects include refurbishing of the kitchen cabinets.

3. Association Interval Sales

CJ Law reported the association has 47 weeks listed and there were 10 weeks sold in the last three months.

4. Budget Committee

Tim Ohm thanked all members of the budget committee including Bob, Ryan, Dennis, Ruthie, and David.

5. Program Management

Bob Jacalone reported that there was a meeting with Dick Endean and Aqua-Aston Hospitality to discuss future expectations.

## 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. The property has been working with a shortage of staff and are working on hiring new staff.
2. The new air conditioners will have a maintenance contract for cleaning the filters and has been scheduled for every three months.
3. An inventory of cabinets and shelving have been taken for refurbishing.
4. All screens in the doors have been replaced with a new screen material.
5. Due to the air conditioning project, carpet cleaning will be performed with in-house personnel to reduce costs and professional service will be deferred to October.
6. Glass fixtures, chandeliers, and the shower glass block in the showers have been thoroughly polished.
7. Sanitization of the units continue to be performed upon checkout.

## VIII. UNFINISHED BUSINESS

1. Timeshare Resales

CJ Law provided reports on recent sales during the first quarter of 2022 which included sales of 39 weeks with values that ranged from \$3,200 to \$13,000.

## IX. NEW BUSINESS

1. AOAO Affairs

Dick Endean updated the owners on current projects:

- a. The solar project on the upper half of the property has been completed and waiting for final approval from HECO prior to billing of solar energy.
- b. The solar project on the lower half of the property is in progress with minor repairs to the roofs and new underlayment installed.

- c. A committee has been formed to review all amenities on the property. The AOAO Board has approved Spec tennis and the conversion of one of the shuffleboard courts to a Bocce Ball court. Modifications of the pool deck and new furniture are being reviewed.
- d. A professional irrigation company was used to revitalize the grounds
- e. A new security cameras system design will be installed to photograph of licensing plates.
- f. A new agreement with Spectrum has been completed that will reduce expenses \$2,000 per month.

2. Website Update

Nancy reported that the new website templates are being reviewed. The website is designed to have each entity to update on their own and owners to provide comments. Ryan Endean suggested that a maintenance component may need to be added to Ricardo's contract. Bob and Ryan are on the website committee.

**RECESS**

Bob Jacalone announced a short recess at 10:40 am. The meeting resumed at 11:05 pm.

3. Approval of the FY 2022-2023 budget

**MOTION #3** CJ Law moved to approve the Fiscal Year 2022-2023 annual budget with the following new combined quarterly fees. The motion was seconded by Bill Petro.

1 Bedroom	\$253
2 Bedroom	\$284
3 Bedroom	\$321
ZZ 1 Bedroom	\$434
ZZ 2 Bedroom	\$486
ZZ 3 Bedroom	\$550

The motion passed by unanimous consent.

4. Approval of a shared Zoom.com subscription with Maui Hill.

**MOTION #4** Loren Knott moved to approve the shared subscription with Maui Hill AOAO in the amount of \$75 per year. The motion was seconded by Tim Ohm.

The motion passed by unanimous consent.

**RECESS**

Bob Jacalone announced a short recess at 11:30 am for lunch. The meeting resumed at 12:35 pm.

**X. NEXT MEETING**

- 1. Board
  - A. 9/20/22 - Marriott Residence Inn
  - B. 1/25/23 - Marriott Residence Inn
  - C. 4/27/23 - To be Determined

- 2. Annual 2022

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

**XI. EXECUTIVE SESSION**

**MOTION #5** Loren Knott moved to go into Executive Session to discuss personnel and collection matters. The motion was seconded by Ryan Endean and passed by unanimous consent.

The Board went into executive session at 12:41 p.m. PST.

The meeting returned to Regular Session at 2:31 pm.

**XII. ADJOURNMENT**

**MOTION #6** Loren Knott moved to adjourn the meeting. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

The meeting was adjourned at 2:32 p.m. PST.

Approved by:

  
Ryan Endean, Secretary  
Board of Directors

  
David Thomson  
Recording Secretary

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

9/20/2022