

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Marriott Residence Inn Conference room  
September 20, 2022

**I. CALL TO ORDER**

President Bob Jacalone called the meeting to order at 12:58 p.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, 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: Loren Knott moved to approve the minutes of the April 21<sup>st</sup>, 2022 Regular Board Meeting and the July 25<sup>th</sup>, 2022 Special Board Meeting as presented. The motion was seconded by Ryan Endean and passed by unanimous consent.**

**V. TREASURER'S REPORT**

1. Financial Review

Tim Ohm reviewed the 8/31/22 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

Paul reported that there are no contracts to report on at this time.

2. Renovation

Bill Petro reported that 37 new air conditioners with 6-hour timers have been successfully installed in the lower apartments. The A/C Systems are Installed in ALL the Timeshare units. To date, Dennis have re-finished 50 of the holes left by the old A/C's in the upper units. The walls look great. He will finish the balance of 165 holes in the upper and lower units based on unit availability.

The kitchen and bathroom cabinets need to be refinished and new shelves installed. This will be a multi-year project and estimated to cost \$2,500 per unit.

**MOTION #3 Bill Petro moved to proceed with the refurbishing of kitchen and bathroom cabinets for an estimated cost of \$222,000. Expense will be paid for over a 30-36 month period. The motion was seconded by CJ Law.**

**The motion was unanimously approved.**

3. Association Interval Sales

Bill Petro reported that there were 29 weeks sold this year. The Board recommended that interval owners consider including their deed with their estate planning.

4. Program Management

The committee is reviewing the escalation procedures for management to talk with vendors.

## VII. MANAGERS REPORT

Dennis Costa provided a report at the annual meeting.

## VIII. UNFINISHED BUSINESS

1. Timeshare Resales

CJ Law provided reports on recent sales during the first quarter of 2022 which included sales of 72 weeks with values that ranged from \$3,200 to \$13,000. There are currently 42 owner weeks available for resale and 48 Association weeks available via foreclosure.

## IX. NEW BUSINESS

1. AOAO Affairs

Dick Endean updated the owners on current projects:

- a. Management worked with a contractor to improve the irrigation system and improve the quality of the lawn.
- b. Management has been replacing the fascia boards and beams as the roofers work around the property. The stairs and landings will be replaced with a more durable material.
- c. Looking to improve and add to the amenities around the property for replacing one of the shuffleboard courts with a bocce ball court. Spec Tennis equipment is now available at the front desk.
- d. The board is reviewing plans to renovate the pool deck, cabana, and tile.
- e. Renovation of the employee break room is being reviewed.

2. Website Update

Nancy reported that the new website Betas 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 and there be a discussion of the ongoing management and maintenance of the website.

3. Ratify Amendment to McKeon Sheldon Mehling fee agreement

Deferred to Executive Session.

4. Annual Audit for FYE 2022

**MOTION #4 Tim Ohm moved approve the Annual Audit for FYE 2022. The motion was seconded by Bill Petro.**

**The motion was unanimously approved.**

5. Board Policy Updates

Bylaws state we should update the Board Policies every three years. The current document has been marked up and needs to be cleaned up. The meeting minutes need to be reviewed. David to identify policies made in the meeting minutes. Loren asked to send the current policies to everyone.

**X. NEXT MEETING**

1. Board
  - A. 11/15/2022 – 9 AM HST Conference call
  - B. 1/25/2023 – Marriott Residence Inn
  - C. 5/4/2023 – Las Vegas
2. Annual 2023
  - A. 9/13/2023 - 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.**

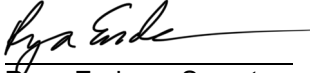
The Board went into Executive Session at 2:50 p.m.

The meeting returned to Regular Session at 3:51 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 3:52 p.m.

Approved by:   
Ryan Endean, Secretary  
Board of Directors

  
David Thomson  
Recording Secretary

Minutes approved on 11/15/2022