

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Zoom Conference Call
November 15, 2022

I. CALL TO ORDER

President Bob Jacalone called the meeting to order at 9:04 AM 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;
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: Loren Knott moved to approve the meeting agenda as presented. The motion was seconded by Paul DiMarchi and passed by unanimous consent.

IV. APPROVAL OF MEETING MINUTES

MOTION #2: Bill Petro moved to approve the minutes of the September 20th, 2022 Annual Meeting as corrected.

The motion was unanimously approved.

MOTION #3: Bill Petro moved to approve the minutes of the September 20th, 2022 Organizational Meeting as corrected.

The motion was unanimously approved.

MOTION #4: Loren Knott moved to approve the minutes of the September 20th, 2022 Regular Board Meeting as corrected.

The motion was unanimously approved.

V. TREASURER'S REPORT

1. Financial Review

Tim Ohm reviewed the 9/30/22 financials. There were no questions.

2. Delinquencies & Collections - Deferred to Executive Session

3. Investments

Frank Robar reported that interest rates have improved for investment purposes. The Board agreed to keep all funds in the Money Market fund.

VI. STANDING COMMITTEES

1. Contracts

Paul reported that the only contract under review is for servicing of the website. Nancy reported the updated agreement is ready for review.

2. Renovation

Bill Petro reported that the replacement of the patio and lanais furniture will be considered by the committee.

3. Association Interval Sales

Deferred to Executive Session

4. Program Management

To be removed from agenda.

VII. MANAGERS REPORT

Dennis Costa provided a report at the annual meeting.

1. Holes from the old air conditioner units will continue to be repaired. In January, lower units will have punch list items repaired.
2. A few indoor/outdoor carpets, lanais chairs, wash/dryers, and microwaves have been replaced.
3. Would like to discuss the kitchen inventory at the January meeting.
4. Refurbishment of kitchen cabinets will be deferred due to the high occupancy.

VIII. UNFINISHED BUSINESS

1. Timeshare Resales

CJ Law reported that eight intervals were closed last Monday.

2. Ratify Amendment to McKeon Sheldon Mehling fee agreement

MOTION #5: Paul Dimarchi moved to ratify the amendment to the McKeon Sheldon Mehling fee agreement. The motion was seconded by Tim Ohm.

The motion was unanimously approved.

3. Board Policy Updates

CJ recommended the following:

- a. ARDA Membership - The Board believed that the ARDA membership policy was previously removed.
- b. Updating the "Execution of Documents"

MOTION #6: Loren Knott moved that the Board has the right to authorize signers of the timeshare documents from time-to-time change in a meeting of the Board. The motion was seconded by CJ Law.

The motion was unanimously approved.

- c. Pool Towels - Dennis and CJ to update the policy and report back at the next meeting.
- d. Delinquency demand letters

The Board unanimously approved to increase legal charges by the Board appointed attorney to \$150 per demand letter.

IX. NEW BUSINESS

1. AOAO Affairs

Dick Endean updated the Board on current AOAO projects:

- a. The roof work on all roofs with solar panels will be done this week. All remaining roofs will have repairs scheduled to be started in mid-December.
- b. HECO meters will be replaced on buildings with solar panels and then there will be a few months of testing.
- c. Regarding the amenities, the Bocce Ball court is currently being installed and the association has approved the purchase of new pool furniture which is scheduled to arrive in the spring. The putting green is being reviewed on how it can be more family friendly. A survey will be sent out to determine interest in a Fitness Center and a Day Room.

2. Website Update

Nancy reported that agreement is currently being reviewed and scrutinized. Once completed it will be sent to the Board for review. Both John and Ricardo will work on keeping the website updated.

3. DocuSign Proposal

The proposal was reviewed but determined that it was not cost effective for obtaining signed proxies.

4. Timeshare Owner Services Position

Nancy Benson announced that her retirement will occur on December 1, 2023. A committee to be formed with the task of finding a replacement. The committee will consist of Ryan, Paul, and CJ.

X. NEXT MEETING

1. Board
 - A. 1/25/2023 - In person at Marriott Residence Inn
 - B. 5/4/2023 - Las Vegas, Location TBA
2. Annual 2023
 - A. 9/13/2023 - In person at Marriot Residence Inn

XI. EXECUTIVE SESSION

MOTION #7: Bill Petro 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 10:55 AM

The meeting returned to Regular Session at 12:35 PM.

XII. ADJOURNMENT

MOTION #8: Paul DiMarchi moved to adjourn the meeting. The motion was seconded by Tim Ohm and passed by unanimous consent.

The meeting was adjourned at 12:36 PM.

Approved by:



Ryan Endean, Secretary
Board of Directors



David Thomson
Recording Secretary

Minutes approved on 1/25/2023