

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Marriott Residence Inn Conference room  
January 25<sup>th</sup>, 2023

**I. CALL TO ORDER**

President Bob Jacalone called the meeting to order at 9:33 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, John Pendley

By Invitation: Dennis Costa, General Manager; Kristi Kahai, Manager Guest Services; 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 September 20, 2022 Regular Board Meeting and the November 15<sup>th</sup>, 2022 Regular Board Meeting as presented. The motion was seconded by CJ Law and passed by unanimous consent.

**V. TREASURER'S REPORT**

1. Financial Review

Tim Ohm reviewed the 12/31/22 financials. There were no questions.

2. Delinquencies & Collections - Deferred to Executive Session

3. Investments

Mike Robar reported that interest rates have improved for investment purposes. The board agreed to keep all funds in cash.

**VI. STANDING COMMITTEES**

il. Contracts

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

2. Renovation

Bill Petro reported that the new air conditioners with 6-hour timers have been working well. Dennis is in the process of closing all of the holes where the old air conditioners were located. To date, about 75 of the holes have been filled and there were 214 in total.

Refurbishing of the kitchen and bathroom cabinets will be performed when a unit is available. This project will take a few years to complete.

3. Association Interval Sales

Bill Petro reported that there were 36 weeks sold this year. The Board recommended that interval owners consider including their deed with their estate planning.

Bob Jacalone reported that there will be an auction for 31 intervals to be held on February 1<sup>st</sup>, 2023 by the pool for intervals that are delinquent in their past maintenance fees. There will be second auction for 38 intervals on March 1<sup>st</sup>, 2023.

## VII. AD HOC COMMITTEES

1. Timeshare Owner Services Position

Paul DiMarchi reported that Nancy has announced her retirement effective December 1<sup>st</sup>, 2023 and there is an on-going effort to find a replacement for the Owner Services position.

2. Budget Committee

Tim Ohm reported that the budget committee will be meeting in the near future. A challenge this year will include inflationary increases.

## VIII. MANAGERS REPORT

Dennis Costa reported on on-going projects.

1. The Maui Lea Time-Interval units experienced record occupancy during the holidays. We continue to see multiple generations of families visit us for Christmas.
2. We have added additional housekeeping staff.
3. Maui Lea achieved "Gold Crown" status again.
4. Several appliances have been replaced on the property due to wear and tear. An inventory needs to be performed and the expense incorporated into the next budget.
5. Silverware and cookware need to be replaced in units a few owners have also requested tea kettles. Potholders, oven mitts, and queen size pillow covers have also been ordered.
6. Air Conditioners in the upper units have just completed the one-year maintenance and the lower units had quarterly air filters changed.
7. We request owners to post good reviews on Trip Advisor after you complete your stay.

## IX. UNFINISHED BUSINESS

1. Timeshare Resales

CJ Law provided reports on 2022 which included sales of 91 weeks with values that ranged from \$2,800 to \$13,000. There are currently 50 owner weeks available for resale and 70 Association weeks available via foreclosure. Prices range in the following:

1 bedroom - \$2,800 to \$6,200

2 bedroom - \$3,300 to \$9,000  
3 bedroom - \$9,000 to \$13,000

2. Board Policies

CJ reported that the towel issue was corrected, and the final version will be distributed at the May meeting.

X. **NEW BUSINESS**

1. AOAO Affairs

Dick Endean updated the owners on current AOAO projects:

- a. Dennis has projects to replace the 8x8 posts for the landings and the stairs.
- b. Reviewing using a Treks like material for the landings and the stairs.
- c. All roof work is completed where there are solar panels. Additional work over the next 6-12 months will be performed on the remaining buildings.
- d. The solar panels have been saving owners about 13% compared with what owners would have paid directly to HECO. All solar panels should be installed and producing electricity by July 1<sup>st</sup>.
- e. The Bocce Ball court installation is on-going until issues with the contractor are worked out.
- f. New pool furniture should be installed by the end of February.
- g. The corn hole game will be relocated to the area by the shuffle-board court.
- h. Other new amenities and remodeled amenities are being considered.

2. Website Update

Nancy demonstrated the proposed website for those in attendance. Once minor details are worked out, then the website can go-live and the link distributed to interval owners.

XI. **NEXT MEETING**


1. Board
  - A. 5/4/2023 - Las Vegas
2. 2023 Annual Meeting
  - A. 9/13/2023 - In person at Marriot Residence Inn

XII. **ADJOURNMENT**

**MOTION #3 Loren Knott moved to adjourn the meeting. The motion was seconded by Paul DiMarchi and passed by unanimous consent.**

The meeting was adjourned at 11:23 a.m.

Approved by:

  
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Ryan Endean, Secretary  
Board of Directors



David Thomson  
Recording Secretary

Minutes approved on 5/4/2-023