

MAUI LEA TIME INTERVAL OWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Conference Call  
November 13<sup>th</sup>, 2023

**I. CALL TO ORDER**

President Bob Jacalone called the meeting to order at 9:04 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), Directors; CJ Law, Paul DiMarci

Maui Hill Board: Richard Endean

By Invitation: Dennis Costa, General Manager; Mike Robar, Frank Robar, Condominium Fiscal Management, Inc., Co-Plan Manager (Fiscal); David Thomson, Aqua-Aston Hospitality, LLC, Co-Plan Manager (Admin); Rhea Rosario Homeowner Services

**III. APPROVAL OF AGENDA**

The meeting agenda was accepted as presented.

**IV. APPROVAL OF MEETING MINUTES**

**MOTION #1: Tim moved to approve the minutes of the September 13<sup>th</sup>, 2023 Regular Board Meeting as presented. The motion was seconded by Bill Petro.**

**The motion to approve passed by unanimous consent.**

**V. TREASURER'S REPORT**

1. Financial Review

Tim Ohm reviewed the 9/31/23 financials. There were total assets of \$817,000 and cash on hand of \$335,000 including reserve funds of \$281,000. Year-to-date the financials are under budget by \$55,068.

2. Delinquencies & Collections – Deferred to Executive Session

3. Investments

Frank Robar reported that reserve funds are in cash at Bank of Hawaii and Fidelity Money Market accounts and earning 4.97%.

**VI. STANDING COMMITTEES**

1. Contracts

Paul reported that a new agreement has been made with Nancy Benson at TPMaui. In January, the contracts with Aqua-Aston and Condominium Fiscal Management will be reviewed.

2. Renovation

Bill Petro reviewed the progress of the refurbishing of the bathroom and kitchen cabinets and the holes left by the installation of the AC units. Dennis reported that four sets of cabinets have been completed and 118 of the AC unit holes have been completed.

3. Association Interval Sales

Bill Petro reported that sales have reduced in the past two months.

## VII. AD HOC COMMITTEES

No committee reports at this time.

## VIII. MANAGERS REPORT

Dennis Costa reported on the following on-going projects.

- The annual maintenance for the AC split units have been done in the lower units. This includes the flywheel and the filters. The maintenance for the upper units will be performed in January.
- New shower hooks with have more secure and durable design have been installed to prevent the curtains from falling off.
- The majority of the black-out drapes have been replaced in the bedrooms due to fraying.
- The carpet is starting to separate at the point of transition from the dining areas into the living room carpet and some of the areas in the bedrooms. New carpet transition strips have been installed.
- Owner storage closets have been cleaned out to remove sand and broken, worn, or unneeded items. This will add some space and make them more user friendly.
- Screens have been relaced with a pet screen which is more durable.
- Some dishwashers, microwaves, refrigerators, and stacked washer dryers have been replaced. There have been some TVs also replaced with 65" Samsung models on an as needed basis.
- The kitchen and bathroom cabinets are being refurbished. Units 47, 57, 90, and 139 have been done. Unit number 45 is next.
- Incandescent lightbulbs are being replaced with LED lightbulbs. While these are more expensive, they should reduce energy use.
- During the last service period, the lamp shades, carpets, and lower-level popcorn ceilings have been professional cleaned. A quote is be obtained from a vendor that can clean the popcorn ceiling in the upper units.

## IX. UNFINISHED BUSINESS

1. Website Update

Ryan Endean reported that the website is live, and that the photos and videos have been updated on the home page.

---

## X. NEW BUSINESS

### 1. AOAO Affairs

Dick Endean reported that the AOAO is still working on solutions for improvements to the pool area with heat and slip resistance. They are also looking at re-sealant of the driveway.

## XI. NEXT MEETING

1. Board Meetings
  - A. 1/25/2024 – Marriott Residence Inn
  - B. 4/25/2024 – Golden Nugget Conference Room
  - C. 9/18/2024 – Marriott Residence Inn
2. 2024 Annual Meeting
  - A. 9/18/2024 - Marriot Residence Inn

## XII. EXECUTIVE SESSION

**MOTION #2:** Bob Jacalone moved to enter into Executive Session to discuss legal matters at 9:33 am.

The motion passed by unanimous consent.

## XIII. RETURN TO REGULAR SESSION

## XIV. ADJOURNMENT

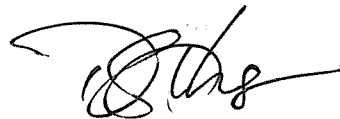
**MOTION #3:** Bill Petro moved to adjourn the meeting at 10:48 am. The motion was seconded by Paul DiMachi.

The motion passed by unanimous consent.

The meeting was adjourned at 10:48 a.m.

Approved by:

  
Ryan Endean, Secretary  
Board of Directors



David Thomson  
Recording Secretary

Minutes approved on 1/25/24