

Board of Directors Meeting

Windward Passage Association of Apartment Owners

5:30 p.m., Thursday, June 27, 2019 - On-site

AGENDA

- **CALL TO ORDER**

- **ESTABLISH QUORUM**

President Joe Kiefer, Secretary Jennifer George, Director Lorna Awana, Director Keeley Cunningham

By Invitation: Tom Heiden (M.E.) Hawaiiana Management Co.
Ali Texeira, Resident Manager

Absent: Vice President Roy Wilkens, Treasurer Hector Yango, Director Dick Holt

- **APPROVAL OF AGENDA**

- **APPROVAL OF MINUTES**

- Board Meeting – April 25, 2019
- Board Meeting – May 23, 2019

- **COMMITTEE & OTHER REPORTS**

- Treasurer
 - i. Financial Statement – Unaudited Month Ending April 30, 2019 & May 31, 2019
 - ii. Treasury Report – Reserve Budget as of April 30, 2019 & May 31, 2019
 - iii. Wells Fargo Reserve Funds – April 30, 2019 & May 31, 2019

- **RATIFICATIONS & AUTHORIZATIONS**

- Building Maintenance Expenditures
 - Energized Inspection \$5,171.73
- Reserve Fund Expenditures
 - Rock Wall & Fence - \$62,000.00
 - Power Ventilator - \$5,680.00
 - Salt Water Cell Replacement - \$4,130.89
- Financial & Administrative
 - Legal Matters – March & April 2019 - \$4,235.60
 - Collection Fee (Unit 1709) - \$4,280.07

- **BUILDING COMMITTEE RECOMMENDATIONS**

See reports dated 5/1/19 & 6/5/19

- **FINANCE COMMITTEE RECOMMENDATIONS – None**

- **RESIDENT MANAGER REPORT**
(May 23, 2019 & June 27, 2019)
 - **Contract Renewals** – To be reported by RM

 - **Construction Report** – To be reported by RM
Committee's and Resident Manager's recommendations are reflected in contract renewals and under unfinished or new business accordingly. A copy of Resident Manager's Report and the Building Committee Results will be filed with AOA records

- **KGCA REPORT**

- **UNFINISHED BUSINESS**
 - Hot Water Issues

- **NEW BUSINESS**
 - Spending Policy Approval
 - Barrera & Co. – Reserve Study Renewal, exp. 3/2019
 - Construction Application Approval – Unit 404
 - Social Committee Advertising
 - Enterphone Change to Accept Non-808 Phone Numbers
 - Incorporation of Amendments to House Rules

- **EXECUTIVE SESSION (Legal, Personnel & Contracts)**

- **ADJOURNMENT**

- **NEXT MEETING:** The next Regular Board Meeting is scheduled for July 25, 2019 at 5:30 p.m. onsite, Social Room.