

Board of Directors Meeting

Windward Passage Association of Apartment Owners

5:30 p.m., Thursday, September 26, 2019 - On-site

AGENDA

- **CALL TO ORDER**

- **ESTABLISH QUORUM**

President Joe Kiefer, Vice President Roy Wilkens, Secretary Jennifer George, Treasurer Hector Yango, Director Lorna Awana, Director Keeley Cunningham

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

Absent: Director Dick Holt,

- **APPROVAL OF AGENDA**

- **APPROVAL OF MINUTES**

- Board Meeting – August 22, 2019

- **COMMITTEE & OTHER REPORTS**

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

- **RATIFICATIONS & AUTHORIZATIONS**

None

- **BUILDING COMMITTEE RECOMMENDATIONS**

See report dated 9/4/2019

- Pickleball Court
- Pool Exercise Equipment

- **FINANCE COMMITTEE RECOMMENDATIONS**

Approval of 2020 Operating & Reserve Budgets

- **RESIDENT MANAGER REPORT**

See report dated 9/25/19

- **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**

- **SOCIAL COMMITTEE REPORT**

- 2019 Holiday Party

- **UNFINISHED BUSINESS**

- Hot Water Issues
- Unit 404 Spalling Repairs
- Fire Alarm Upgrade
- Lanai Deck Waterproofing Standards
- Storage Locker Doors

- **NEW BUSINESS**

- AT&T Contract Modification Request
- Email from Martha McKinnon, unit 310 re: early move out

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

- **ADJOURNMENT**

- **NEXT MEETING:** The next Regular Board Meeting is scheduled for October 24, 2019 at 5:30 p.m. onsite, Social Room.