

Board of Directors Meeting

Windward Passage Association of Apartment Owners

5:30 p.m., Tuesday, November 26, 2019 - On-site

AGENDA

- **CALL TO ORDER**

- **ESTABLISH QUORUM**

President Joe Kiefer, Vice President Roy Wilkens, Director Lorna Awana, Director Dick Holt

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

Absent: Treasurer Hector Yango, Secretary Jennifer George, Director Keeley Cunningham

- **APPROVAL OF AGENDA**

- **APPROVAL OF MINUTES**

- Board Meeting – October 24, 2019

- **COMMITTEE & OTHER REPORTS**

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

- **RATIFICATIONS & AUTHORIZATIONS**

- Building Maintenance
- Financial & Administrative

- **BUILDING COMMITTEE RECOMMENDATIONS**

- See Report dated November 6, 2019

- **FINANCE COMMITTEE RECOMMENDATIONS**

- None

- **RESIDENT MANAGER REPORT**

- See report dated 11/26/19

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**

- **UNFINISHED BUSINESS**

- Unit 210 Lease Agreement (exp. 5/31/19)

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- **NEW BUSINESS**

- Douglas Engineering Electrical Services Proposal – Fire Alarm System - \$44,921.45

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

- **ADJOURNMENT**

- **NEXT MEETING:** The next Regular Board Meeting is scheduled for January 23, 2020 at 5:30 p.m. onsite, Social Room.