

Association of Apartment Owners
of Maui Sunset
Quarterly Board of Directors' Meeting Minutes
May 3, 2019

Board Members Present: Sandra Hooper, President/Treasurer; Dave Courson, Vice President; Jack Wetherall, Secretary; and Directors Scott Graves, Ed Meyer and Leigh Randle

Board Member Absent: Harry Hecht

Owners Present: Joe Hooper, A510; Claudine M. Pauly, B101; Arlene Allen, A502; Ruby Lea DeBlasio, A118; McKeen and Maui Kessel, A514; Bob and Betty Jean Lamberts, B322; B319; Marilyn Lytle, A508; Tim Benton, A204; Janet Vonada, A520; A418; Betty and Larry Sampson, B111; Janet Graves, A317; Susan Bharvani, B416; Vicki Randle, B513; Jerome and Yvonne Bosch for Marty and Chris Deyonker, A203; and Perry Brassington, A207

Other Attendees: Kari Davis, General Manager; and Carol Simmons, Recording Secretary

I. CALL TO ORDER

President Sandra Hooper called the Association of Apartment Owners of Maui Sunset second Quarterly Board of Directors' Meeting to order at 8:30 a.m. The Meeting was held at St. Theresa Church, Kihei, Maui Hawaii.

II. DECLARATION OF QUORUM

There was a roll call, and a quorum was declared with six Directors present.

III. PROOF OF NOTICE

It was certified that Notice of Board Meeting and the Board Meeting Agenda were sent to all Directors, in accordance with the Association governing documents, and it was posted on property in compliance with Hawaii State Law.

IV. APPROVAL OF MINUTES

MOTION: To approve the First Quarterly 2019 Board of Directors' Meeting Minutes (January 25, 2019, Organizational Board of Directors' Meeting) as presented.

Wetherall / Meyer Unanimous Approval

V. PRESIDENT'S REPORT

President Hooper reported that it was a busy quarter for the Maui Sunset Board. She

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recognized the Association General Manager, Kari Davis, for all the work she has accomplished. The President described Ms. Davis as exceptional.

President Hooper updated the Board on Association projects completed this quarter: 1) Dryer vent cleaning; 2) Window cleaning and caulking of two-bedroom units; 3) Parking lot striping; and 4) Spalling work on the A22 stack. These projects had previously been deferred, and their completion will insure the continued integrity of the complex buildings.

New pool furniture was ordered, and delivery is anticipated in early May.

Revised pool rules have been drafted by a committee headed by Dave Courson. Other owners and Kari Davis served on this committee as well.

Kari Davis and Dr. Hecht attended an informative Fair Housing seminar in April; thus, meeting the last requirement in the Association mediation agreement with the Hawaiian Civil Rights Commission.

The Condominium Association Biennial Registration for 2017-2019 was completed by the Association Secretary. The President completed the registration for July 1, 2019 to June 1, 2021.

A back-flow preventor was installed last year. There is a requirement that the preventor is tested annually to determine that it is functioning properly. The testing was conducted in February, with no issues detected.

Two new employees were hired this quarter. Patricia Saxton was hired as a casual office staff member, and Ergie Matillani is a new maintenance person.

An ongoing issue of concern is the lack of response from the county on the Association request to appeal their ruling on their requirement that the Association install a new irrigation system throughout the complex using R1 water. The request for appeal was submitted on July 3, 2018.

The President recognized fellow Directors for their diligence and hard work.

VI. GENERAL MANAGER'S REPORT

Kari Davis submitted a Manager's Report, dated April 2019.

Ms. Davis commended and recognized the Maui Sunset employees and their combined 170 years of dedicated service for the betterment of all. This year the Association celebrates McGuyver Elvin for 34 years; Sonny, 40 years; Dionisio 16 years; Christ, 26 years; James, 20 years; Summer, 16 years; and Makayla, 11 years.

The pool furniture was ordered on April 1, 2019. It is expected to arrive May 14. The current pool furniture will be listed for sale on Craigslist. Currently, there are 29 chaise chairs, 40 dining chairs and ten tables.

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The spalling work on the A22 stack was completed April 1 by Structural Concrete Bonding & Restoration, Inc. Elvin worked on smaller spalling projects this month on B402, A417, A321, A421, A214 and A314. He will also be painting all those areas. Ergie has started painting the walkway lights.

Ms. Davis followed up with the asphalt company regarding the crack sealing. Meeting in Mid-April, they discussed finishing the work that was started in the B parking lot. The contractor would like to finish the job and has purchased new machines to make the process smoother. He plans to schedule the work in June.

Pest control service for both buildings was conducted in March. With the rental property managers notifying their guests in advance, it helped to speed up the process. The pest company also sprayed the perimeter of the buildings, which was a huge help. Unless complaints are received, the interior will be treated again in six months around September.

Ms. Davis met with the Amenities Committee regarding modifying the Pool Rules to a shorter, more concise list. David Courson will present the suggested changes.

The sauna is in serious disrepair and needs to be evaluated and addressed.

The pool continues to be the favored amenity that everyone enjoys; besides, of course, the fabulous grounds and Sonny's perfect grass.

Unfortunately, this last spring break, we had several unpleasant interactions among homeowners, guests and children. Some of these interactions escalated to physical threats and verbal obscenities. Some of these disagreeable interactions were directed at the activity desk personnel. They have a contract with a clause that they will take "reasonable efforts to have guests abide the pool rules". They are under contract with the AOA to operate their business from the Association pool area. In turn, their business pays the AOA not only a monthly fee but a commission on the sales that they generate. In the last five years, they have paid Maui Sunset over \$440,000; and, each owner benefits from a reduction in fees of almost \$400.

This last spring break and Christmas break, the Maui Sunset was almost 100% occupied. With full occupancy, unfortunately, unpleasant situations are more likely to occur when vacation expectations are not met. Some are here to relax in the serenity of the Maui sun; some are here to enjoy being off work for a week with excited youngsters ready for water fun. There must be orderly conduct for everyone to benefit and enjoy the pool. This is why Pool Rules have been established. When rules are broken, the offending party needs to be approached. Addressing the situation must only be done by an employee of Maui Sunset or activities desk employees. Homeowners should never take it upon themselves to enforce Pool Rules or House Rules. This can and has led to escalations of what could be only a minor offense. Owners observing violations of the rules should inform activity desk personnel, security, the office and/or Ms. Davis. If the offense looks like it will be fatal or cause bodily harm, please call 911. Otherwise, in most instances the offense can be addressed and documented by an employee of the AOA with little disruption to everyone's enjoyment. This way the situation can stay neutral and safe. Second, please assess the situation with reasonable tolerance. Some offenses are minor and can be handled by a

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parent within some reasonable time frame. Giving the "evil eye" to a parent to address a child's behavior will only amount to a general feeling of frustration. Please remember the Aloha Spirit and be mindful and tolerant to children being kids. Additionally, be reasonable about what constitutes an offense or emergency. It is important to be sensitive to the right of everyone to enjoy the pool without being harassed by others.

VII. TREASURER'S REPORT

Director Hooper presented a Second Quarter 2019 Treasurer's Report.

Maintenance fees are on target to budget. Kayak Storage and Storage Units are ahead of budget slightly. Over-all we are ahead of budget by \$15,522, primarily due to Owner's Electricity Income.

Expenses were reviewed by line item, with variances both over and under target noted and explained.

Payroll and Benefits: Though there is a slight overrun in this category this month, the budget is slightly under target year-to-date by \$2,539.31.

Repairs and Maintenance: This portion of the budget is over budget by \$7,766.12. Of this amount \$3,463.12 is for window cleaning and caulking; which, per agreement, is being billed to the appropriate owners. The vent cleaning expense of \$6,187.46 is the AOAO portion of the vent cleaning project. Both of these amounts appear in the Building Expense category, and the owners' payments will be backed out as these amounts are paid.

Utilities: Utilities are overbudget by \$5,937.42, all categories are over with the exception of small amounts underbudget in Cable and Telephone and a significant amount in Water. The most significant accounts that are over our budget amounts are Electricity at \$1,294.87 and Propane at \$4,248.93.

In reviewing the March financials in this area of the budget, some of the numbers were curious to me; particularly in the area of waste and propane which required further investigation.

It was discovered that the propane company was charging us a hazmat and fuel recovery fee on each invoice, which they send three times per week. They were notified, and they will be reimbursing us in May \$983. The propane company going forward will also be giving us an early payment discount on each invoice.

In February, it was noted that the bill from Aloha Waste was incorrect. At that time, they agreed with the error and stated they would credit us in March. In March, they repeated the error and also did not account for the credits owed. In May, we will receive a \$2,000 credit on refuse removal fees.

Administration: Over-all, the Association was overbudget in this category by \$511,774.97. Included in this amount are expenses for Audit and Tax Prep, Annual Homeowner's Party and Accounting. These costs were paid in lump sums and are amortized over the twelve-

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month period; thus, at year end, this line item will be within budget. There is a very large expense of \$7,079.66, allocated to Annual Meeting Fees. This is the Association's bill from Destination Maui for organizing and attending the Annual Homeowner's Meeting for this year and the previous year for which they never submitted a bill.

There is a non-budgeted expense of \$2,689 for filing our bi-annual Condo Registration for the years 2017 — 2019. In addition, there will be an additional expense in that category next quarter for the filing our the 2019 — 2021 bi-annual Condo Registration in order to keep us up-to-date.

Total overage in income to budget as \$15,522.48. Total overage in expenses to budget was \$24,439. Net Ordinary Income was \$8,916.

Reserve expenses this quarter were noted: 1) Erickson for the removal of waste container in January, \$1,500; 2) New pool furniture purchase in March, \$28,532; and 3) Stack A22 spalling repairs in March, \$32,866.

Total paid out of Reserves was \$62,898. Total into Reserves year-to-date was \$74,979. Net gain this quarter was \$12,081.

This quarter, the final bill to Viking has not been paid for the completion of A Building work, including \$10,000 due owners of A522 for custom window treatments. Additionally, the Association will owe approximately \$20,000 for the B Building exploration, planned for May.

Investment strategy was reviewed. With Morgan Stanley, some CDs matured this quarter and were allocated to Association cash accounts paying .02%. Thus, the cash account then totaled \$800,000. On behalf of the Board and in consultation with Morgan Stanley, the Treasurer purchased two six-month CDs at \$250,000, each earning 2.3% and one with a coupon due date of October 18, 2019, and the other with a coupon due date of October 22, 2019. Additionally, the Treasurer placed \$224,000 from cash into Morgan Stanley Preferred Saving Promotion, earning 2.35%. This investment will be readily available if needed. The improved income will help the Association meet the very large upcoming needs.

The Treasurer and General Manager were recognized for the vigilance in detecting incorrect billings. They both answered questions the owners had.

VIII. SECRETARY'S REPORT

The Secretary explained why the filing of the every-other-year Condominium Registration with the State was late. All matters in this regard have been corrected. Additionally, the Secretary reported that all filings with the County and State are current, including the appeal with the County.

IX. COMMITTEE REPORTS

A. Amenities, Human Relations and Public Relations

The Amenities Committee recommends removal of the spa due to health and safety

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concerns, as well as maintenance and liability concerns. As it is a common element, two-thirds ownership approval is required.

MOTION: To eliminate the spa, taking action at the 2020 Annual Meeting to make this decision.

Hooper / Graves Unanimous Approval

Pool furniture was ordered on April 1, 2019

An ad hoc "Pool Rules" Committee completed review of the pool rules. New signs will match the style and format of other signage on our property. Three signs will be posted -- One on each gate and one by the Activities Desk.

The proposed new signage will include:

- POOL RULES NO LIFEGUARD ON DUTY SWIM AT YOUR OWN RISK
- POOL HOURS 8:00 AM TO 10:00 PM
- CHILDREN MUST BE WITH A SUPERVISING ADULT AT ALL TIMES IN THE POOL AREA
- NO GLASS, FINS, THROWING OBJECTS IN POOL AREA, JUMPING FENCE, MARCO POLO, FLOTATION DEVICES or LOUD MUSIC

Consideration is also being given to adding to the proposed signage "Everyone must be seated in the Hot Tub."

Recommendations for the enforcement for the Pool and Hot tub include:

- Alerting the General Manager and/or Front Desk when observing violations.
- Alerting the Activities Desk (who will then contact the General Manager).
- Reviewing the pool rules during the morning presentations by the Activity Desk personnel.
- Violations of Pool Rules may result in loss of pool privileges.

The old pool noodles have been replaced. The activity desk is no longer supplying pool noodles.

Twenty-two kayaks are currently being stored in kayak storage. About a dozen surfboards are also stored in this area. New codes and locks have been issued.

All BBQ's are working well.

Meetings with the General Manager are regularly held to identify and prioritize amenities issues.

The General Manager was commended for her insight and availability in assisting the Amenities Committee in maintaining the Maui Sunset high standards of providing amenities that the owners and guests can enjoy.

Discussion ensued on the proposed Pool Rules, including the use of flotation devices and

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the exclusion of discriminatory language. The proposed rules were reviewed one at a time at length with a poll of the owners and discussion taking place on each rule. Some modifications were made.

Director Courson noted that the word "signage" was referred to four different times in the proposed revised Pool Rules.

MOTION: To approve the Pool Rules signage as presented, with the exception of the rule regarding flotation devices.

Wetherall / Hooper Unanimous Approval

B. Human Relations and Internal and Public Relations

Director Courson serves as the Vice President of the Board of Directors. He is also a County-appointed commissioner.

Many owners and residents continue to voice concern about the increase of the illegal entry of non-residents onto Maui Sunset property. These same trespassers have been observed engaging in other illegal activities throughout the day at Waipuilani Park, immediately adjacent to Maui Sunset.

The committee recommended the elimination of undergrowth and unauthorized seating (tree stumps, chairs) and sleeping items (blankets and hammocks) between Waipuilani Park public parking lot and the Maui Sunset B Building, where much of the illegal activity originates. Calling and emailing officials is helpful, but a personal letter has significant impact.

The Association staff continues to adhere to the highest standards of excellence in meeting duties and responsibilities. Residents and guests repeatedly comment on the staffs' professionalism, cordiality and efficiency. The grounds and maintenance crew serve efficiently and effectively.

D. Beach

The condition of the Beach is unchanged since January. Morning Glory was planted. Many different County, State and Federal agencies are focusing on actions to take to avoid coral bleaching, including stabilizing ocean temperatures.

Beach erosion is a major concern on the island, and the study of beach replenishment is underway. The same sand is required to replenish. Government agencies frown upon altering the composition of the beach without intense environmental review.

E. Buildings

Directors Hecht and Randle jointly submitted a Buildings Committee Report, dated May 3, 2019. Director Randle presented the report.

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Building Report May 3, 2019 Building Construction Work on the one remaining item on NW Corner of the A Building is nearing completion. The retractable screen for unit A 522 is to be delivered and installed this month. Final payment will be made on completion, and unit A522 will be billed for the extra work requested on the windows and screen.

Severe Lanai edge spalling became apparent on Unit A 422 when a portion of the west facing lanai concrete broke off and fell to the ground. On inspection, there was extensive spalling in the entire A22 stack corner. Maui Sunset hired the firm of Structural Concrete Bonding & Restoration, Inc. which completed the work the first two weeks in April. This was a fairly expensive experiment to hire licensed contractors versus doing the work in house as has been done in the past. The Board may want to discuss the pros and cons of continuing to repair the lanai edge spalling in this manner.

On April 1, 2019, a preliminary meeting on the exploratory work for the repair of the SW Corner of the B Building was held. The Structural Engineer was advised that the committee would like to have the option of retaining the single post system if structurally sound particularly on the first floor. The Engineer requested extra exploratory work to consider the request which may cost a little extra but could save a lot of money in the long run. The issue with retaining the single post system is that the Engineer wants to have engineered shoring in place prior to removal and restoration of the posts which could be very expensive and negate the savings of retaining the single posts versus the two-post system installed in the A building. The results of this investigation will be used to design the repair. Construction of this phase could be done no sooner than calendar year 2020.

The committee remains very concerned about the sewer piping under the ground floor units. In order to plan for the future, it was decided to try descaling a small section of piping in the A Building to determine if the process could be done without pipe failure. The experiment was successful; however, the work would have to be accomplished very slowly, potentially adding to the costs. Budget costs will have to be formulated for the Boards' consideration to rehabilitate the balance of the under-slab waste pipes.

Maui Sunset filed an appeal to the Director of Environment Management for Maui County demanding that the Association connect to the County's Wastewater line and use R1 Wastewater for the irrigation of the property. That appeal should be heard, per County guidelines before twelve months, July 3, 2019. The reason to reject the County's demand includes, but is not limited to, an estimated cost of as much as \$400,000 to \$1,000,000, health issues, violation of federal law and overstepping County Authority.

With a new Director of Environmental Management recently appointed, the committee attempted to seek negotiations in an effort to find a middle ground. This attempt failed.

The committee has prepared an extensive package for testimony at the Appeal Board should the appeal be heard. Dr. Hecht will be off-island from April 18 to May 25. In his absence, Leigh Randle will oversee the appeal, if on-island. The planned backup is the Association General Manager, Kari Davis and, if on-island, President Hooper.

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In an effort to determine if there is a temperature difference in units under the solar panel, the Building Committee took a series of temperature readings in March. The initial results indicated no difference in ceiling temperature. A review of e-mails between the Board and the contractor indicated that the insulation was to have been replaced under the solar panels. More readings will be taken in August when maximum temperatures are experienced; however, there are a number of variables that can skew the results.

With regard to Long Range Planning, the chief priority is to repair existing spalling.

- Completion of the NW corner of the A Building;
- Exploratory investigation, design, and repair of the SW Corner of the B Building;
- Repair of continual spalling of lanai edges in many cases caused by AC units and unsealed concrete;
- Determining the condition of the sewer system, with a priority on the underground sewer line under the ground floor units;
- Monitoring the existing solar system and planning for modifications to maximize its use and lower costs and prepare for the eventual takeover of the system should the Association opt to move in that direction.

F. Communications / Newsletter

Director Meyer reported the next newsletter will be published in August.

Airfares costs of Directors to attend the May 3, 2019, Board of Directors' Meeting were provided to the Recording Secretary: Jack Wetherall, \$589.29; Ed Meyer, \$722.98; Sandra Hooper, \$382.20; and Leigh Randle, \$636.53.

G. Annual Meeting

There were questions about hiring about the services provided by the Managing Agent at the last Annual Meetings. Options to address going forward were discussed, including engaging the services of a parliamentarian.

H. Insurance

During the fourth quarter of 2018, there were three incidents of plumbing failures in units resulting in water damage. The owners of the three units causing the damage were assessed the \$5,000 AOA's insurance deductible, and the owners have paid. The owners of the units suffering damage have been reimbursed.

In November 2018, there were 80 units that have not provided Proof of HO6 insurance coverage. The owners were contacted, and all but 12 owners have not provided proof. A final notice was sent at the beginning of April, stipulating that a deadline of June 1, 2019, has been established to provide the proper evidence of insurance. If the owners do not comply, the Association will force place the coverage and charge the owners the premium cost.

I. Grounds

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Director Graves reported that there has been a recent request for dedication, signs on trees for some of the owners. This has been offered in the past; however, review of this request and offering should be considered in order to avoid the central garden area becoming a forest of dedicated trees.

Landscaping continues to be above question, with Sonny and crew taking proper care. Fertilizing was done this past week (April 22). Lawn dethatching is scheduled mid-July.

The parking situation survived the peak residency period. The question of nonresident use of the parking is nominal. Ms. Davis reported despite the high attendance of the local Whole Earth Festival, the parking lot did not appear to have uninvited occupancy.

The repair of cracks in the B parking lot is on schedule for June to re-finish badly done sections of the parking lot. The manager has been quite ill, and the company has been waiting for a new machine that should do a superior job compared to the first attempt. A very modest additional cost for return was negotiated.

A Security camera committee was formed and has explored over the past few months cost and placement of proposed security cameras for Maui Sunset.

1. Attached the added information from the last Annual Meeting that was presented verbally but not given before the meeting. As requested by some of the Board members, this information was sent to the scribe and President Hooper immediately after the meeting by email, so that it could be available.

2. A committee was formed to seek further information on cameras shortly after the annual meeting. It was comprised of Scott Graves, Harry Hecht, Perry Brassington and Phil Friel. The information was reviewed so far as arguments for and against cameras and decided that no additional information was needed other than to meet with the two of three suppliers to gain additional information about cost, camera locations and the ability to expand for future need. This was a drawn-out process with several meetings to accomplish goals. There is no new rationale to report at this time; only information on cost of goods and location of equipment.

3. The final bid from Blackhawk was submitted to the Board. The committee considered APN, but its estimate was significantly higher than Blackhawk and the technical expertise did not match that of Blackhawk.

In essence the Blackhawk estimate is as follows:

- The project is to be divided into two phases. The first encompasses the original design plus the pool area.
- The second phase, if chosen to pursue, allows for additional cameras at the tunnels and first floor elevators and the paddle board area.
- The first phase has a recorder with more storage capacity that can handle the second phase cameras, if needed.
- There is no need for trenching across the common garden area as the data can be beamed between the two buildings.

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4. Blackhawk was asked for favorable reductions in the estimate.

5. There are no new substantial arguments for or against the cameras. Director Graves has spoken with the manager at Luana Kai about their security system. With a sign at the front of their property indicating video surveillance, their system of low-resolution cameras is essentially useless, designed to keep the homeless at bay. Their Board was unwilling to pay the expense for a proper security system. Their clientele are predominately short-term renters. They have about eight full-time occupants.

6. At this time, the committee favors initiating phase one of the Blackhawk contract in the amount of \$15,707.19, along with the service plan of labor charge coverage, component coverage and software updates at \$195 per month.

Director Graves provided a two page, "Responses to Questions" analysis. He read it to the Directors (see attached).

Director Graves further presented and read the Blackhawk Security Proposal 134612 (see attached). This project was noted on the proposal as "Resort Surveillance – Phase 1 of 2, and the bid price tag was \$15,707.19. Phase 2 of 2 of the proposal 1234613 (see attached) was read as well.

Director Graves was commended for his thorough analysis and investigate work with regard to finding the most effective camera system for Maui Sunset.

MOTION: "To adopt Phase One for submittal to the owners at the Annual Meeting, with the recommendation the Board to approve." Further, Phase Two to commence at a later date at a cost not to exceed the estimated amount.

Motion: Wetherall / Hooper All board in favor

Two-thirds owner approval is required with the cost of the project over \$3,000.

Throughout his presentation, Director Graves answered questions the owners and Directors had.

J. Timeshare Report

Director Wetherall reported that the 2nd Quarter Meeting of the Maui Sunset and Maui Kai Timeshare Associations was held on Friday, April 26, 2019, in Bellevue, Washington, representing 43 of the 225 condominiums at Maui Sunset and about 1,000 interval owners.

Regular planned refurbishment updates are proceeding; however, no major renovation projects are planned for 2019. A/C replacement and conversion of bedroom sliding doors will occur as timing allows. Last two weeks of September, slowest time of year, will be busy with annual maintenance.

There is increased concern from interval owners of the atmosphere at the pool area. Owners looking for peace and quiet versus those using pool for exercise and enjoyment.

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With the largest condominium-pool in South Maui, there is a responsibility to provide a welcoming and safe place for all owners and guests to enjoy. The pool is not a quiet zone, nor is it a water park.

The Timeshare Board is sending material to all owners through email, newsletter and documentation in the condominium underlining the following. "Aloha: when enjoying the pool area and the common courtyard, we invite you to practice the 'Aloha Spirit'. For the enjoyment of all, we ask that all users exercise common sense and Aloha. Children and families desire a space to play, and other users desire a space to relax and unwind. If you should need assistance, please speak with the activity desk or front office. Help us keep the Maui Sunset the premier vacation condominium in South Maui."

There have been a couple of major plumbing issues in the past year. One of which from an upstairs condominium. We would request the AOA again make contact to anyone doing renovations to replace their cast iron elbow joints below tubs/showers/toilets.

The Timeshare Board and owners are very appreciative of the Maui Sunset AOA and its excellence of management. A near perfect track record given the challenges faced with a mixed use, 40-year old property.

K. Rules and Regulations

Director Wetherall presented a Rules and Regulations Report, dated May, 2019.

The Board needs to make a determination on revisions to the Declaration. Director Wetherall presented five options.

- Submit the same changes presented to the owners at the last Annual Meeting. There was no vote on the changes, because the motion was tabled. Director was advised the vote by proxy showed sufficient votes for adoption.
- To revise and file the Declaration with all references to 514A removed; but with no other changes.
- To revise and file the Declaration with all references to 514A removed; with the removal of the provision for a non-voting director.
- To revise and file the Declaration with the citations to 514B, provided by the volunteer owner, a copy of which was received by all.
- To retain Mr. Watt to make the changes, so that all citations are to 514B.

If there is another proposal, please bring it up at the August meeting. It is important to get the revision published and to the owners as promptly as possible. Director Wetherall will make a motion at the May meeting for each of the above alternatives and hope that one of them obtains a majority and is therefore adopted as the Board proposal to the owners for adoption at the Annual Meeting.

2. Revisions to the House Rules about Pool Rules: To identify and resolve inconsistencies between posted pool signs and our published House Rules.

3. Harry Hecht and Kari Davis attended the all-day Fair Housing training. By email dated April 13, 2019, Dr. Hecht sent the Board a report with the highlights on Assistance Animals

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and Housing Discrimination. Director Wetherall asked what is the Board's view on revising the House Rules to incorporate defining and allowing Assistance Animals and revising Pool Rules into the documents to avoid claims of age discrimination regarding children in the hot tub and pool?

The Board had a roundtable discussion on the question posed by Director Wetherall. There is currently an Assistance Animal Policy in place at Maui Sunset.

4. Harassment of guest and/or employees by anyone, including residents.

Enforcement is a question. The cameras do not pickup sound.

Noise at the pool was voiced as a concern. It was specifically a concern this year; owners had to close their doors. Some owners called Security. In some circumstances, the police should be called.

X. UNFINISHED BUSINESS

A. Reserve Study

The President said a Reserve Study has not been conducted in three years. She has contacted six companies, asking for a proposal. Five companies did not respond. The President would like to have the Reserve Study conducted before the next budget cycle. The Board discussed the pros and cons of conducting the Reserve Study this year as opposed to 2020. It was suggested to use the same Reserve Analyst that was engaged the previous time.

XI. NEW BUSINESS

A. Shades and Blinds on Lanai

There was discussion about enjoying "shade on lanais". It was suggested that the owners consider retractable lanai shades. Options will be explored and presented at the November Board of Directors' Meeting. The formation of a committee was suggested. Homeowner Kessell volunteered to explore.

XII. ADJOURNMENT TO EXECUTIVE SESSION

The Board adjourned to Executive Session at 11:35 to discuss legal and personnel issues.

Louise Rockett
Transcriptionist

