

Wailana at Sea Country
Board of Directors' Meeting
Sea Country Club—Recreation Building
April 26, 2011
Minutes

CALL TO ORDER

Noting the presence of a quorum, President Wright called the regular meeting of the Board of Directors to order at 7 PM.

QUORUM

Members Present: President Mark Wright, Secretary Bruce Marshall, Treasurer Kathryn Rio; and Director Al Deleconio

Members Excused: Vice President Cannon Paff

Guests: Lot 85, Kate Taylor; Lot 83, Tammy and Justin Hill; Lot 39, Frederick and Ravenna Ferreira

Present by Invitation: Debi Balmilero, Management Executive, Hawaiiiana Management Co., Ltd.; Ed Lauer, Site Manager

PRESENTATION

Bryson Chow and Kapono Kiakona of Porter, Tom Quitiquit, Chee & Watts, LLP provided an overview of their services in collection matters.

OWNERS FORUM

Lot 39: Frederick Ferreira expressed concern about the towing service. He requests a reimbursement of the towing charges due to no notification or signage along the fire hydrant area along Pakeke St. The Board recommended the owner to bring his request in writing before the Sea Country Community Association.

Lot 83: Tammy Hill noted that one the Board Members has not attended the meetings and requested that the member be removed. She also requested that the yellow speed bumps be removed or a speed table installed in its place.

MINUTES

A **motion** was made by Director Taylor and seconded by Director Deleconio to accept the November 16, 2010 regular meeting minutes and annual meeting minutes of February 22, 2011 as presented. Approval was unanimous.

SITE MANAGER'S REPORT

SM Lauer provided a written report, a copy of which is held on file with the Site Manager's office and in the Managing Agent's office.

A. Pet Infraction Procedures

SM Lauer provided a written procedure regarding complaints regarding pets.

TREASURER'S REPORT

A. Financial Statements

A **motion** was made by Director Taylor and seconded by Treasurer Rio to accept the financial statements for November, December 2010, January, February, and March 2011, subject to audit. Approval was unanimous.

B. Fund Transfers

None.

COMMITTEE REPORTS

A. Grounds (Chair Kate Tayler)

Chair Kate Taylor presented a landscape recommendation that included phases to create a tropical, lush environment. She noted that the whole project could be completed in a five-year time period. She also presented vendor proposals to remove shrubs and trees and install new plants and trees within the community. Chair Taylor noted that Phase I would include allowing the current foliage to grow out and fill in. This may present an unkempt look in the community while the phase is growing in. This will be remedied once the plants are matured to their proper height and width.

Due to monetary constraints, the committee recommends a *"Do it Yourself"* plan that a homeowner can participate by purchasing and replanting their front yards with a list of approved plant list and maintenance requirements.

B. Community Events

None

C. Sea Country Master Board

None.

D. Newsletter Committee

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Owner Correspondence

None.

B. Annual Meeting Owner's Forum Items

Deferred indefinitely.

C. Payment Plan Policy

Deferred.

EXECUTIVE SESSION

President Wright adjourned the regular meeting at 9:07 PM into executive session for legal and personnel matters. The regular session resumed at 9:45 PM with the following decision:

A. Delinquencies

a. Account 2262-013: Request for a Payment Plan

The Board, by unanimous general consent noted that the request for a payment plan was not clear. If the owner is prepaying the maintenance fees for the next year, then the payment plan is acceptable. If the request is not to prepay the fees, the Board of Directors will not authorize a one time per year late payment. They will accept all past due amounts and any prepayment amounts but any amount over ninety (90) days will be collected by legal counsel.

DATE, TIME, AND PLACE OF NEXT MEETING

The next executive session meeting will be held on **Tuesday, May 10, 2011 at 7PM**. The next Regular Board of Directors meeting will be at the call of the Board President or on **Tuesday, June 28, 2010, 7 PM**

2011/2012 MEETING SCHEDULE

August 23, October 18 (*Budget Meeting*), January 24, 2012, February 21, 2011 (*Annual Meeting*)

ADJOURNMENT

Noting no further business on the agenda, President Wright adjourned the meeting at 9:45 PM.

Recording Secretary
Debi Balmilero, CMCA®, AMS®, PCAM®
Management Executive
Hawaiiana Management Company

NOT FOR REAL ESTATE TRANSACTION