

**Wailana at Sea Country**  
**Board of Directors' Meeting**  
**Sea Country Club—Recreation Building**  
**June 28, 2011**  
**Minutes**

**OWNERS FORUM**

Lot 39: Fred Ferriera expressed comments about the community's lack of concern about following the rules.

Lot 23: Irina Radulescu noted issues with the landscapers and rodents.

**CALL TO ORDER**

Noting the presence of a quorum, President Wright called the regular meeting of the Board of Directors to order at 7:27 PM.

**QUORUM**

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

Members Excused: Vice President Cannon Paff

Guests: Lot 23, Irina Radulescu; Lot 39, Frederick Ferreira; Lot 83, Justin Hill;

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

**MINUTES**

A **motion** was made by Secretary Marshall and seconded by Director Deleconio to accept the April 26 and May 10, 2011 meeting minutes as amended. 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. The following items are on his list to complete:

A. Violation regarding a basketball hoop in the limited common areas

SM Lauer suggested that the Board allow a final notice regarding the removal of a basketball hoop from the common areas and if the resident is not in compliance by a certain date, he will remove the hoop. The Board, by general consent, authorized SM Lauer to remove the basketball hoop if not in compliance within 14 days.

B. Landscape Irrigation

SM Lauer noted that certain areas need an increase in the watering time in order for the ground cover to stay green. He will be adjusting the timers to keep the areas looking good.

C. Upcoming Projects

- a. Vinyl Fences - Pressure Washing: SM Lauer noted pressure washing will be started since the fences are starting to look yellow and discolored with mold. A solvent will be used to clean the fences to bring them back to the original white color.
- b. Gazebo Columns: (Lower Wailana) – Paint/Refurbish
- c. Gazebo Lights: Timers will be added to turn the lights off after 30 minutes
- d. Speed Humps: Repaint

D. Speed Bumps

Director Taylor volunteered to review the roadway for placement of the speed bump and report back to the board at the next meeting.

### **TREASURER'S REPORT**

A. Financial Statements

A **motion** was made by Director Taylor and seconded by Director Deleconio to accept the financial statements for April and May 2011, subject to audit. Approval was unanimous.

### **COMMITTEE REPORTS**

A. Grounds (Chair Kate Tayler)

Chair Kate Taylor submitted a written '*Do it yourself*' proposal for the Board's consideration. President Wright requested that the Board review the proposal to provide methods to implement this plan or a similar plan. Director Taylor added a request for the Board's consideration to allow owners on the lower perimeter of the common area to plant a prescribed bush purchased by the owner, and maintained by the common area landscapers.

B. Community Events

None.

C. Sea Country Master Board

None.

D. Newsletter Committee

None.

### **UNFINISHED BUSINESS**

A. Slope Monitoring – Update

A monitoring report was provided by the developer for the Board's review.

### **NEW BUSINESS**

A. Owner Correspondence

None.

B. Association Insurance

Deferred.

C. Towing

A **motion** was made by Director Taylor and seconded by Director Deleconio to accept Solid Towing as the towing company for Wailana at Sea Country. There were four votes in favor with Treasurer Rio opposed. The motion carried.

### **EXECUTIVE SESSION**

President Wright adjourned the regular meeting at 8:51 PM into executive session for legal and personnel matters. The regular session resumed at 9:29 PM with the following decision:

A. Delinquencies

ME Balmilero provided a written report on the current delinquencies.

### **DATE, TIME, AND PLACE OF NEXT MEETING**

The next Regular Board of Directors meeting will be at the call of the Board President or on **Tuesday, August 23, 2011, 7 PM**

**2011/2012 MEETING SCHEDULE**

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 9:29 PM.

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Recording Secretary  
Debi Balmilero, CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>  
Management Executive  
Hawaiiana Management Company