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**HALEAKALA GARDENS AOA**  
**Annual Meeting – February 20, 2016**  
**Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki (19B) called the meeting to order at 9:33 a.m. Mary Jane Kramer, CPMMI was present and Sunny Palmer, CPMMI was Recording Secretary for the meeting. A quorum was established with 56.11% owners present in person or by proxy.

**MOTION:** Victor Ajlouny (20D) moved to amend the agenda to hold the election of board members next, Orlino "Oly" Noneza (1A) seconded. The motion was amended.

- 2. ELECTION OF DIRECTORS** – There are five (5) Board of Director positions open. The following have expressed an interest in running and have been already included on the ballot: Kathy Piimauna, Victor Ajlouny and Orlino "Oly" Noneza, the information was included in your packet. President Carol Pakaki (19B) asked if there were further nominations from the floor. Ryan Marshall (7K) and Angela Falk (8G) nominated themselves. President Carol Pakaki (19B) asked Ryan Marshall and Angela Falk to make a short introduction.

**MOTION:** Victor Ajlouny (20D) moved to appoint the 5 individuals for the open board positions by acclamation, Sharon Intravia (12A) seconded. The motion was carried.

**3. CERTIFICATION OF MAILING OF NOTICE**

Carol Pakaki read: "We certify that a notice of the Annual Owners Meeting of Haleakala Gardens Association of Apartment Owners was mailed to each Owner on record and filed in the office of Commercial Properties of Maui Management, Inc. on January 14, 2016."

**4. APPROVAL OF MINUTES**

**MOTION:** Victor Ajlouny (20D) moved to approve the February 21, 2015 minutes as presented and Betsy Bowen (7J) seconded. The motion passed by unanimous consent.

**5. OFFICERS REPORTS**

**President's Report** – Given by President Carol Pakaki (19B). Carol thanked all of the owners for their interest in what has been happening over the last year. Over the last 3 years with the help of our management company CPMMI, Inc., and cooperation of the owners we have been able to make progress on many fronts and continue to work on the more complex issues. With money we have saved in other areas we have been able to add kayak and bike racks. We have made progress on the landscaping and there is more to go. Insurance is a big issue. Owners need to make sure their agents are sending in notification of insurance. We are also making a push to make sure every owner has an on island representative if they are not a local resident.

Carol also thanked the Board of Directors for all of the work they have done in the past year.

**Treasurer's Report** – Given by Kathy Piimauna as of December 31, 2015. We have \$775,000 in the bank. \$575,000 of that is reserve. We are well funded. Very little in liabilities. \$13,000 in accounts payable. Year to date total income \$946,000 vs what was budgeted of \$945,000. Total

expenses, \$905,000 of \$925,000 that was budgeted. We were able to reduce maintenance fees this year with the caveat that the current foreclosed property rents of \$97,000 we are collecting on will eventually go away. Our biggest variance on expenses was our insurance expense of \$48,000 over budget. It was mostly flood insurance.

**MOTION:** Betsy Bowen (7J) moved to accept the treasurer's report and Sharon Intravia (12A) seconded. The motion passed by unanimous consent.

RESOLVED, by Haleakala Gardens Association of Apartment Owners, that the treasurer's report for the fiscal year January 1, 2015 through December 31, 2015 is approved.

## 6. TAX ROLLOVER RESOLUTION

"Resolved by the owners of the Association, That the amount by which members assessments of December 31, 2015 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the property, shall be applied against the January 1, 2016 through December 31, 2016 operating expenses. Total roll over from 2015 into 2016 budget is \$28,000.00.

**MOTION:** Betsy Bowen (7J) moved to approve the Tax Rollover Resolution as stated above and Sharon Intravia (12A) seconded. The motion passed by unanimous consent.

## 7. COMMITTEE REPORTS

**Landscape Committee Report** – Given by Betsy Bowen. There have been changes in irrigation and new plantings. Last spring we finished all of the hedge plantings. Early last summer new cinder installation was done in the parking islands. The old shed by the carwash was removed. The old surfboard/kayak rack behind building 3 has been dismantled. The new surfboard/kayak rack is now in an enclosed area near the clubhouse. Many of the invasive volunteer trees were removed and Areca's were planted. Reestablishing a line of Tahitian Gardenias in front of the picture windows. Future Projects – Irrigation upgrades are continuing. Currently developing new maintenance specifications of what we require for our maintenance company. Continuing cinder replacement and tree trimming. Special thanks to Orlino "Oly" Noneza (1A) for all of his work. Cynthia Clark brought up planting more Areca's for privacy and shade as Tahitian Gardenias take so long to grow. Orlino "Oly" Noneza (1A) discussed using window tinting to defer heat transfer or replacing the plate glass windows with energy efficient glass that will cut the heat transfer down up to 75% that would cost \$800 per window.

**House Rules Report** – Given by Orlino "Oly" Noneza (1A). For the past two years we have been working on the house rules to clarify and rewrite them. When we are at the point where we believe we are ready to show them to the homeowners hand over to the board for a vote. During this time I have been working with people to resolve issues and try to avoid warning letters and fines. Currently Mary Jane Kramer, CPMMI, Carol Pakaki (19B) and I have been working on house rules enforcement.

## 8. OLD BUSINESS

**Lofts** – Carol Pakaki (19B) discussed the ongoing Loft situation. There has been progress and

Mary Jane Kramer, CPMMI has also been working with owners to resolve issues with existing lofts. It continues to be monitored. As you know, the Association passed an amendment to allow for them if they get permitted.

**Solar Installation** – Victor Ajlouny (20D) discussed the ongoing research for the last 2 to 4 years. We are bringing forward a set of rules that would be required should solar be approved 2/3 of the owners. As a board we took a position to oppose allowing solar. Victor Ajlouny also discussed the requirements to install solar and the issue if the panel installation causes a potential leak. Because of the potential liability of every homeowner whether you put solar in or not, as a board we voted this should not go forward.

**MOTION:** Victor Ajlouny (20D) moved that Haleakala Gardens AOA, approve the solar installation guidelines as discussed to send to the owners for a vote. If it fails today, the Haleakala Gardens AOA BOD will seek alternative solar methods. Orlino "Oly" Noneza (1A) seconded. One in favor. The majority not in favor. The motion did not pass.

## 9. NEW BUSINESS

**Satellite TV:** Sharon Intravia (12A) presented information on the installation of Satellite TV., Carol Pakaki (19B) discussed the ballot was in the Annual packet. Sunny Palmer, CPMMI, it did not receive the required number of votes. Carol Pakaki (19B) asked Sunny Palmer, CPMMI to have Mary Jane Kramer, CPMMI send it out again with the next statement for owners to give indication if they want us to move forward. Let them know they can fax it back.

**Smoking:** Carol Pakaki (19B) – Discussed the smoking policy. In addition to the rule of no smoking within 20 ft of the buildings, we have a resolution of the Haleakala Gardens AOA BOD for the amendment of House Rules regarding smoking to also include enclosed areas. This includes but is not limited to interior courtyards, hallways, corridors, stairways, stairway landings, recreation areas and covered walkways. These are all matters of State, Federal and County law. In the enclosure that was in the packet you received it shows the codes that pertain to this rule. They will be incorporated into our house rules and posted on our signs. Carol Pakaki (19B) asked Sunny Palmer, CPMMI to request that Mary Jane Kramer, CPMMI add an agenda item, designated smoking area, for the next BOD meeting per the discussion here today.

**Drawing Winner:** Laura and Paul Roberts (7F,L) won one month free maintenance fee for one unit.

## 10. NEXT MEETING – February 2017

## 11. ADJOURNMENT – The meeting adjourned at 12:08 p.m.

**MOTION:** Betsy Bowen (7J) moved to adjourn the meeting. Victor Ajlouny (20D) seconded. The motion carried.



Sunny Palmer, Recording Secretary  
CPMMI, Managing Agent for Haleakala Gardens AOA

**HALEAKALA GARDENS AOA**  
**Board of Directors' Organizational Meeting – February 20, 2016**  
**Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Carol Pakaki called the meeting to order at 11:43 a.m. Sunny Palmer, CPMMI acted as secretary pro tem for the meeting. Quorum was established, as eight (8) Board members were present at the meeting: Carol Pakaki, Oly Noneza, Betsy Bowen, Kathy Piimauna, Sharon Intravia, Victor Ajlouny, Ryan Marshall and Angela Falk. Doris Prockette was absent.

**2. SELECTION OF OFFICERS**

President – Carol Pakaki 2018  
Vice President – Betsy Bowen 2017  
Treasurer – Kathy Piimauna 2019  
Secretary – Sharon Intravia 2018  
Director – Oly Noneza 2019  
Director – Victor Ajlouny 2019  
Director – Doris Prockette 2017  
Director – Ryan Marshall 2019  
Director – Angela Falk 2019

All positions were voted on individually and all passed by unanimous consent as follows: Carol Pakaki-yes, Oly Noneza-yes, Betsy Bowen-yes, Kathy Piimauna-yes, Sharon Intravia-yes, Victor Ajlouny-yes, Ryan Marshall-yes, Angela Falk-yes.

**3. DATE OF NEXT MEETING**

The meeting dates will be determined and sent via email to the board. The next BOD meeting will be April 2016.

**4. ADJOURNMENT**

The meeting adjourned at 12:08 p.m.



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Sunny Palmer, Recording Secretary

Director, Association Management CPMMI – Managing Haleakala Gardens AOA