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**Haleakala Gardens AOA
Board of Directors' Special Meeting – November 20, 2017
Haleakala Gardens Clubhouse**

1. CALL TO ORDER

President Sharon Intravia called the meeting to order at 5:30 p.m. Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI) & Managing Agent for Haleakala Gardens AOA, acted as secretary pro tem for the meeting. Six (6) Board members were present to establish quorum: Oly Noneza (1A), Angela Falk (8G), Sharon Intravia (12A), Victor Ajlouny (20D), Aaron Yap (12C) and Kathy Piimauna (2H). Ryan Marshall (7K) was absent.

Owners present: Audrey Ajlouny (20D), Jamey & Danielle Kleinhenz (1E)

2. CONDUCT OF MEETING

Robert's Rules of Order

4. OLD BUSINESS

House Rules – Parking Stalls and Air conditioning units – Per Sharon Intravia. There are two house rules that were voted on by the committee.

Question – Oly Noneza, asked wasn't item 1 already in the house rules. Answer – Per your statement at the last meeting we did not vote on it as you challenged it.

Oly Noneza asked to revote as he felt we were only voting on one item.

Per Victor Ajlouny, we already voted on these house rules. The reason for this vote was to make sure the owners were noticed on the vote to take place.

MOTION: Victor Ajlouny moved to approve the two-house rules. Aaron Yap seconded. The vote was as follows: Oly Noneza-yes, Angie Falk-no, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

MOTION: Victor Ajlouny moved to approve the undated Air conditioning unit House Rule. Aaron Yap seconded. The vote was as follows: Oly Noneza-no, Angie Falk-yes, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Trellis Repair – Sharon Intravia discussed. We received the monies, but the County told us our current trellis was 10 feet and it had to be 13 feet 6 inches. It would cost us approximately \$10,000.00 more to build it. We went to our attorney Shannon Sheldon and asked if we had to build it. Per Shannon Sheldon, we do not need a membership vote. The BOD can vote on it. The recommendation is to have it removed and have an electrical company come in and get the electrical hooked back up.

MOTION: Victor Ajlouny moved to remove the remaining trellis and hire an electrical company to hook the electrical back up. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-yes, Angie Falk-yes, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – Angie Falk asked if the cost of the electrical would come out of the settlement?
Answer – yes.

Clubhouse Tables and Chairs – Sharon Intravia discussed the need to get new tables and chairs.

MOTION: Victor Ajlouny moved to approve the purchase of 6 tables and 65 chairs for the clubhouse price not to exceed \$3000.00. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-no, Angie Falk-no, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – Is the number of chairs for extra. Per CPMMI, we could put five in storage. Question where is the storage? Behind the clubhouse. Do we have a cost estimate? Not until we order.

Spalling – Sharon Intravia discussed, some of the spalling was more extensive than expected.

MOTION: Victor Ajlouny moved to approve the additional expense not to exceed \$110,000.00 for the spalling project overages and the carpentry/painting work. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-no, Angie Falk-yes, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

Discussion – BOD discussed.

Complex Security – Sharon Intravia discussed we have cars parking where they are not supposed to, eight bikes stolen in the last three months. People dumping furniture at the garbage enclosures. All sorts of compliance issues. We got a proposal for a Security company to come in. Looking for a vote to approve the security for one year.

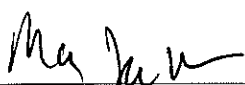
Discussion – Oly Noneza discussed security would be a liability to for the AOA if the residents feel they are being protected. CPMMI staff to come out twice a month for compliance and get a quote for roving security for the guest parking.

MOTION: Victor Ajlouny moved to hire a roving security company for the guest parking and CPMMI staff for Compliance not to exceed \$12,000.00 until the January 18, 2018 meeting. Kathy Piimauna seconded. The vote was as follows: Oly Noneza-no, Angie Falk-no, Aaron Yap-yes, Victor Ajlouny-yes, Sharon Intravia-yes, Kathy Piimauna-yes. The motion passed.

5. **NEXT MEETING** – BOD Meeting January 18, 2018, 5:30 p.m.

6. **ADJOURNMENT** – The meeting adjourned at 6:47 p.m. to Executive Session.

MOTION: Victor Ajlouny moved to adjourn the meeting. Aaron Yap seconded. The motion passed.



Mary Jane Kramer, President of Commercial Properties of Maui Management, Inc. (CPMMI),
Recording Secretary, Managing Haleakala Gardens AOA