

**ASSOCIATION OF APARTMENT OWNERS OF
HARBOR LIGHTS
ANNUAL MEETING**

Monday, December 8, 2014

CALL TO ORDER:

President Sue Kamalo called the Annual Meeting of the Association of Apartment Owners of Harbor Lights to order at 6:00 p.m. Hawaii Standard Time, at the University of Hawaii – Maui College, Maui, Hawaii. The final quorum present was 54.7292% of the common interest represented in person or by proxy. The voting percentage is 43.1968%.

NOTICE OF MEETING:

Notice of this Annual Meeting was sent to all owners of record on October 10, 2014 and November 7, 2014. A copy of these notices and the Certificate of Mailing will be made a part of the Annual Meeting file.

DIRECTORS PRESENT:

Sue Kamalo	President
Geri Kaita	Secretary
Joan Hiyakumoto	Vice President
Pedro Faingnaert	Treasurer
Richard Salinas	Director
Cindy Willard	Director

DIRECTORS ABSENT:

Willie Kaholokula Director

INTRODUCTIONS:

Massy Cashen, Management Executive, Hawaiiana Management Company, Ltd.
Jan Anae and Sheri Paet, Tally Clerks, Hawaiiana Management Company, Ltd.
Enza Froio, Recording Secretary, Aloha Office Services.

CONDUCT OF MEETING:

Robert's Rules of Order Newly Revised will be the governing authority of this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statutes 514B.

Hearing no objection the meeting rules, as provided upon check-in, were adopted.

APPROVAL OF MINUTES:

Motion: *To approve the minutes of the 2013 Annual Meeting Minutes. (Santos, D215, A109/Buck, A218)*

CARRIED unanimously.

Hearing no objection, the Board is authorized to approve the minutes of this Annual Meeting.

OFFICER REPORTS:

Chair's Report

President Kamalo presented her report. Hawaiiiana Property Management became the Association's property manager on October 1, 2014 after the announcement of Virginia Brown's retirement, and began fiscal management on November 1, 2014. It has been determined that the electric payments can be accepted at the Harbor Lights office; this allows for the Association to have more control to shut down non-paying units as soon as deadlines are met. There are a couple of units that opted out of paying electric and are sitting in the dark.

President Kamalo highlighted the following completed projects:

- New roof on D Building.
- Replaced two (2) hot water tanks.
- Covered swing set erected by Mr. Brown and crew.
- Existing swing set renovated with the legal quantities of sand for the children's safety.
- Volleyball area refurbished to be legal and safe. The volleyball net is available on request.
- Abandoned units are being renovated and rented in order to generate income. Six (6) units have been completed; and six (6) additional units will be completed by January. Minimal funds were required to renovate; funds will be recouped quickly.
- Pool furniture obtained by purchasing chaise lounges from Maui Lu "going out of business sale"; and Mr. Santos donated the tables.
- Three (3) major events with a local church (Nazarene Church) provided entertainment at Easter time. An Owner provided a movie night for families.

Ongoing projects include replacing fire hoses; defective fire pull stations; emergency lights and exit lights.

Treasurer's Report

Treasurer Faingnaert presented his report. The Board has selected Carbonaro CPAs as the firm to complete the Association's 2013 and 2014 audits. It is anticipated that the audit will be completed by January 2015. A copy will be made available once final.

Owners are encouraged to provide an email address in order for the Board to email documents; and to reduce postage expense.

All accounts at Hawaii National Bank have been closed and transferred to Central Pacific Bank, which is the bank Hawaiiana Management uses to conduct business.

The Reserve balance is approximately \$300,000. Hawaiiana has a cash management team that is working to invest monies for the best possible scenario for the Association.

ELECTION OF DIRECTORS:

Section 1 of Article III of the project By-laws specifies that the affairs of the Association shall be governed by a Board of Directors composed of five (5) persons, each of whom shall be an owner of record. There are three (3) vacancies, each for a two (2) year term, to be filled on the Board of Directors. Remaining on the Board are Sue Kamalo, Geri Kaita, Willie Kaholokula, and Cindy Willard.

The following persons have submitted their names for consideration and their names have been placed on the ballot:

- 1) Pedro Faingnaert
- 2) Joan Hiyakumoto
- 3) Richard Salinas
- 4) Cole Keaoulou Santos

The Chair called for further nominations from the floor.

Ori Kopelman was-self nominated.

Hearing none further, the nominations were closed.
The nominees were:

- 1) Pedro Faingnaert
- 2) Joan Hiyakumoto
- 3) Richard Salinas
- 4) Cole Keaoulou Santos
- 5) Ori Kopelman

John Buck (A218) and Virginia Brown (A106) were appointed as Inspectors of the Election. The role of the inspectors is to collect ballots from the owners, bring ballots to

the tally clerk, and observe the election procedures until completion. Hawaiiana personnel will act as tally clerks.

The nominees were given an opportunity to speak with regards to their interest in serving on the Board.

The Chair explained the voting rules.

*The meeting was recessed for voting purposes at 6:22 p.m.
The meeting was reconvened at 6:38 p.m.*

NEW BUSINESS:

Resolution on Assessments

Motion: *Resolved, by the Association of Apartment Owners of Harbor Lights that the amount by which each members' assessment in 2014 exceed the total expenses of the Association for the purpose of managing, operating, maintaining, and replacing the common elements of the Association, shall be applied against 2015 Operating Expenses.*

Adopted by unanimous consent.

Results of the Election

Pedro Faignaert	29.6339%	two-year term
Joan Hiyakumoto	33.4326%	two-year term
Richard Salinas	32.1423%	two-year term
Rory Kauppinen 1	3.5087%	
Cole Keaoulou Santos	9.7092%	

2015 ANNUAL MEETING:

Article III, Section 1 call for the Annual Meeting to be held on the first Monday of November or at such other time as the Board of Directors may designate.

ADJOURNMENT:

The meeting was adjourned by unanimous consent at 7:03 p.m.

Respectfully submitted,

Enza Froio

Aloha Office Services
Recording Secretary

Approved for distribution by the Board of Directors.