

AOAO HARBOR LIGHTS  
BOARD OF DIRECTORS MEETING  
MINUTES

February 18, 2016

Date: February 18, 2016

Time: 5:00 PM

Place: Harbor Lights Conference Room

Present: Cindy Willard, Joan Hiyakumoto, Geri Kaita, Ori Kopelman, Richard Salinas, Daniel Carpiaux; and Sue Kamalo, GM

Guests: Josephine Feliciano A-102, Chris Kauppinen C-411 and C-412, Jackie Oberhiem D-105, Owner D-419; Joselynn Young C-41

<b>Call to Order</b>	Meeting was called to order at 5:00 PM by President Cindy Willard	
<b>Quorum</b>	Six board Members present	Established
<b>Approval of Minutes</b>	Minutes of January 21, 2016 board meeting were presented to the board	Motion made by Ori to accept the minutes as presented, seconded by Joan. Motion carried without opposition.
<b>Approval of Minutes</b>	Minutes of February 4, 2016 board meeting were presented to the board	Motion made by Ori to accept the minutes as presented, seconded by Joan. Motion carried without opposition.
<b>Reports, Treasurers</b>		Ori gave a brief overview of the state of our finances. We are making good progress on collecting past due fees.
<b>Committee Reports – Building and Grounds</b>	Report was given by Richard Salinas.	Richard reported that he walked the property to determine where the water meter is and that it will need to be replaced and re-set in a better location for the meter readers, if the county will permit that. Other things in his

		report include items listed below in new business.
<b>Unfinished business</b>	Purchase of Paint	Time constrictions and other pressing projects prohibited the solicitation of bids for the paint. It will be done by the next committee meeting
	Restriping of the parking lot	Tabled until next meeting. The final bid came in today and there was not enough time for the board to make an educated decision.
	Policy for tinted windows	Ori made a motion to prohibit tinting of the windows. Seconded by Richard. Motion carried without opposition
<b>New Business</b>	Approve Revised Budget for 2016	Ori made a motion to adopt the proposed revised budget as presented. Seconded by Richard. Motion carried without opposition.
	Boom Lift for Maintenance	Ori made a motion to purchase a man lift from Allied Machinery for \$77,000. The \$8,000 required down payment will come from reserve accounts and the remainder is to be financed for 60 months. Payments to come from operating account. Seconded by Richard. Motion carried without opposition.
	Riding Lawnmower	Motion was made by Ori and Seconded by Richard to purchase a riding lawnmower from Sears not to exceed \$1,600 dollars. Motion carried without opposition.
	Managers Discretionary Spending	Motion was made by Richard and Seconded by Daniel to allow the PRESENT manager to spend up to \$5,000 without board approval. Motion carried with opposition from Ori.
	Reverse Charges from Operating account to Reserves for Vending Machines	Motion was made by Richard and seconded by Ori to take funds from the reserve accounts to pay for the vending machines that have already been purchased. The daily operations

		and maintenance of the machines will come out of the general operating account. Motion carried without opposition.
	Tire Playground	Motion by Ori and seconded by Joan to build a playground out of used tires to be donated by Tire Warehouse. The tires will be painted bright and cheery colors. There should be little or no cost to the association. Motion carried without opposition.
<b>Correspondence</b>	None	

**Next committee meets:** Wednesday March 16, 2016 at 5:00 PM (Budget and Finance; Building and Grounds; Security)

**Board of Directors Meeting:** Thursday March 17, 2016 at 5:00 PM

There being no further business to be brought before the Board of Directors, the meeting adjourned at 6:25 PM

Respectfully Submitted,



Sue Kamalo  
General Manager