MINUTES - APPROVED
Association of Apartment Owners
Luana Waikiki
Regular Board of Directors Meeting
Friday September 20, 2024 – 2:00 PM (HST)
Mezzanine Floor

I. Call to Order – the meeting was to order by President K. Showe at 2:01pm.

II. Establish a quorum

Directors present: Kevin Showe, Burkley Showe, Donna Jarman, Pam Etem, Larry Baldwin, Joe Ficocello, David Osmundson

Directors absent: none

Owners present: Bonnie McMichael (Unit 709)

By invitation: Clem Lagundimao, General Manager. Crista Aguano, Regional Director of Finance for Springboard. Rob Robinson, Executive VP for Springboard. KeAlii Alexander, VP Projects for Springboard.

III. Approval of Minutes

A. Regular board meeting 03/13/24

MOTION – Larry Baldwin moved to approve the minutes as presented. Burkley Showe seconded the motion and the motion was carried unanimously.

IV. Treasurer's Report

Crista Aguano from Springboard provided a report of the financials. The financials were accepted by the board pending CPA audit. (Pam / Donna)

V. Site Manager's Report

Clem provided the site managers' report.

MOTION – Kevin Showe moved to approve payment to Mitsubishi Elevators for the hoist rope in elevator 1 in the amount of $15,759.37. The motion was seconded by Pam Etem and the motion was carried unanimously.

Add elevator flooring improvements to new business for the next meeting.

VI. Unfinished business

A. Dish Wireless Lease
Kevin Showe provided an update. Currently, no action is required.

B. Roof Proposals
No update pending installation of the wireless dish equipment.

VII. New Business

A. Ratify approval of the pool chlorination equipment (email 8/15/24)

MOTION – Kevin Showe moved to ratify the approval of the pool chlorination equipment. The motion was seconded by Pam Etem and was carried unanimously.

B. Hallway maintenance approval (Integrity Design)

MOTION – Burkley Showe moved to approve the invoice from Integrity Design for the hallway maintenance work. The motion was seconded by Larry Baldwin and was carried unanimously.

C. Renovation request & related procedures

MOTION – Burkley Showe moved to approve the renovation request for unit 420 as presented contingent upon a proper certificate of insurance and contractor licenses. The motion was seconded by David Osmundson and was carried unanimously.

Add LED lighting and painting of the lobby ceiling to the new business for the next meeting.

D. 2025 Annual Budget

Springboard provided a draft 2025 budget to the board for review email.

VIII. Board and Annual meeting dates

A. Next regular board meeting – November 12, 2024.
B. 2025 1Q and 2Q Board meetings– January 14, 2025 @ 10am & March 18, 2025 @ 10am.
C. 2025 Annual meeting – March 18, 2025 immediately following the board meeting.

IX. Executive Session

MOTION – Larry Baldwin moved to enter Executive Session at 3:20 to discuss the owner aging report. Burkley Showe seconded the motion and the motion was carried unanimously.

The board exited Executive Session at 3:49 and reconvened regular session.

X. Adjournment

The meeting was adjourned at 3:50pm.

Approved on 11/12/24

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(Pam Etem), Secretary for the Board of Directors