

Kalapana Sea View Estates Community Association
RR 2 Box 4537, Paho, HI 96778
May 13, 2014 BOD Meeting Minutes

1. Meeting called to order at 3:20 pm by Kevin Sulgit, President, Sea View Community Park Pavilion

In attendance: Outgoing Board Members: Camilla Dulac, Patty Lightcap, Jim McCrae, Current Board Members: Kevin Sulgit, Kelly Finn, Daniel Levy , Randall Shipp , Athena Peanut, and Jeanmarie Theine

A. Announcements: Kevin Sulgit announced "House of Cards" destroyed by fire yesterday, luckily no one was injured, nor other homes damaged by the blaze. Kevin Sulgit reported another break-in to shed and bathroom on 5-11-14 , no police report filed as yet.

B. Additions to Agenda: 6B Indemnification insurance to cover Board Members

C. Amendment to Agenda: Move election of directors to office positions(from 7A) to immediately following Treasurer's Report

2. Treasurer's Report submitted by Patty Lightcap, outgoing Board Member/Treasurer. Report (As of April 30, 2014) showed total assets of \$82,064.84, Total Liabilities of \$14,300.00(Mailbox Deposits) Total Equity \$67,764.00. A Check Detail sheet was submitted with the report which showed all checks written on Association account between April 4, 2014-April 27, 2014.

During discussion of the report, a suggestion was made to break down the Accounts Receivable in future to reflect the source of funds: Annual Fee payments, Liens, and Transfer Fees.

Kelly Finn made motion to accept the Treasurer's report. Jim McCrae seconded the motion.

Kelly Finn made motion to break in to **Executive Session** for election of Directors Office Positions. Jim Mc Crae seconded.

The following are the Office positions as determined by unanimous vote :

Athena Peanut, President

Randall Shipp, Vice President

Kevin Sulgit, Treasurer

Kelly Finn, Clerk

Jeanmarie Theine, Scribe

Daniel Levy: Board Member at Large with Focus on Technology

Unfilled Position: Board Member At Large

Jeanmarie Theine made motion to close executive session, Kelly Finn seconded.

3. Minutes from previous meeting were not available at this meeting, issue tabled until next meeting.

4. Clerk's Report: reported by Kelly Finn, Clerk

- A. Mailboxes** are currently available, approximately 20 boxes still available.
- B. Website:** New website is under construction, prior board meeting minutes to be available at website, in process of purchasing a new domain name.

5. Committee Reports:

A. Park Committee Report by Kevin Sulgit: Recent damage from break-in at shed and bathroom still needs repair to door. Discussion on park security issue, suggestions included hiring a security guard, neighborhood watch shifts, moving storage items to more secure site such as a shipping container, leaving everything unlocked, security cameras, offering rewards for information about perpetrators, adding a security door to shed. Other discussion was on need to repair vandalism at community bulletin board located near mailboxes.

Randall Shipp made a motion to fix the doors damaged by vandalism. Daniel Levy seconded. Vote was unanimous in favor of motion.

6. Old Business

A. Lawsuits: Kevin Sulgit reported that there was a court hearing last week to set the schedule for the trials. Two of the three cases are scheduled to go to trial in September 2014. These cases are in the discovery phase, and lawyer is drawing up witness list. The third case has not yet been answered.

Patty Lightcap requested an update on legal fees. Kevin Sulgit reported that lawyer is preparing an updated billing.

Kelly Finn made motion that Board agrees to provide indemnification for Athena Peanut and Camilla Dulac, and all defendants in the pending lawsuits. Randall Shipp seconded. Vote was unanimous in favor of the motion.

Community Member, John Dubois, reminded Board to fulfill the injunctive action against Pat Rocco which was approved at AGM in April 2014. Kevin Sulgit reported he will proceed with consultation with attorney. Kevin also agreed to report to attorney's assistant, Robert Curtis, that Board had voted to indemnify all defendants named in the three pending lawsuits.

B. Indemnification of Board Members

Discussion of Insurance Policy: Patty Lightcap reported no payments had been made for insurance during the time she had acted as Treasurer. Kevin Sulgit reported he had left message for insurance agent, but had as yet not received a return phone call. Athena Peanut agreed to contact Insurance Agent to discuss current policy and cost for indemnification insurance for Board members.

7. New Business:

A: Election of Directors was accomplished earlier in meeting , see 1C
Amendments to Agenda.

Kelly Finn made a motion to extend Patty Lightcap's prior contract with Board to provide duties of Scribe and Treasurer to be limited to no more than 20 hours per month. Kevin Sulgit seconded the motion. Vote was unanimous in favor of the motion.

B. Coordinate transfer of property: Stay with Patty Lightcap and Kelly Finn

C. Community Park Concerns

Patty Lightcap suggested that playground equipment needed repair and replacement. John Dubois reported that there were replacement swings in storage shed. Kevin Sulgit and Jack Nash volunteered to look in to installing the replacement equipment.

Discussion of considering installing a security door on storage shed to discourage vandalism.

5:33 Randall Shipp left the meeting

Next meeting is scheduled for June 10, 2014, 3 PM , at Pavilion Park. Notices to be posted at Parks.

Kelly Finn made motion to **adjourn meeting** at 5:42PM. Daniel Levy seconded. Vote was unanimous in favor of the motion.