

Kalapana Seaview Estates Community Association
12-7017 Kalihikai St #4537, Pahoa, HI 96778

Board of Directors' Meeting
Monday, March 11th, 2024 at 3pm

Draft Minutes

1. Welcome and Call to Order: President Robert Stearns called the meeting to order at 3.09pm. Board members present were Robert Stearns, Laurie Laughlin, Gary Polinsky and Uschi (Ursula) Snover; Kevin Sulgit arrived at 3.20pm and Ronaldo Newton joined via phone at 3.30pm. Also in attendance were community members John Dubois, Marie Delacroix and Jack Hash.
2. Additions and Corrections to the Agenda: Power Washing the Mailbox Center was added to Board Reports/Front Park upon the suggestion from a community member.
3. Announcements: Robert announced that Adam Sativas resigned from the Board because he moved to the mainland.
4. Minutes from February BoD meeting: Laurie moved to accept the minutes without reading them out loud as corrected, Uschi seconded, all in favor.
5. Treasurer's Report: Laurie reported that there is \$43,653.42 as of today in our bank account. The dues in arrears are \$221,051.86. The financial statements will be posted along with the minutes on our website.

Orind Adams has started to trim the coconut palms in the Front Park as discussed at the last meeting. Uschi moved to pay Orind \$3,000 for the trim, Robert seconded, all in favor except for Kevin who abstained. Orind has received the 1st installment of \$1,500 and the Board agreed to pay the 2nd installment after he completed the job.

6. Board Reports:
 - a. Taxes and Audit: Laurie has given the 2023 paperwork to our CPA for the 2023 tax declaration. She also spoke to an audit firm and was told an audit would cost \$10,000. She will contact them again to find out more and also contact another auditor.

b. Front Park:

- Sunday Park Issue: Robert reported that we received replies to our letter to Government Representatives from Mayor Mitch Roth and our State Representative Greggor Ilagan besides the reply from the Police Department.

Robert drafted a reply to the Mayor in which he addressed the Mayor's questions asking who the offenders, who the victims and who the managers are. Robert explained the landowners are the victims in this situation and the drummers and trespassers are the offenders and that the BOD is the managing entity for the parks. He also mentioned the survey of the landowners to find out what percent are for and against the gathering in the front park on Sundays.

The Board members approved of the draft and Robert will send it out via email.

Ilagan suggested a town hall meeting in November as well as a Zoom meeting. Robert will contact his office to set a meeting up.

Kevin reported that the Prosecutor's Office told him that they do not "have enough" to prosecute the vendor who attacked him and also will not help him get the identity of the vendor which he needs to apply for a TRO.

- Front Park Signs: After some discussion the topic was tabled because of no alternatives than the proposals of several thousand dollar proposals from local artists and the cheaper, but smaller metal signs already discussed at previous meetings.
- Power Wash Mailbox Center: Laurie motioned to contract Slade Avalon to power wash the floors of the Pavilion (before the AGM) and the mailbox center at the cost of \$200.00, Gary seconded. All in favor except for Kevin who abstained.

c. Pavilion Park:

- Playground Maintenance: Laurie reported that Scott will soon put the climbing board up.
- Ohia Posts: Laurie reported that Scott contacted Adrian, Hazen, Stone and Kevin (Horton) to collaborate fixing the 2 most damaged Ohia posts. 2 new pre-treated Ohia posts cost \$350.00 each and Scott would transport them from the seller to Seaview for \$150.00. Laurie motioned to allow up to \$1,000.00 for this project, sanding and varnishing all of the

posts at the bottoms, including the cost of the varnish. Ronaldo seconded, unanimous vote in favor. Laurie will also see to it that the downspout of the corner Ohia post that will be replaced will be extended further out away from the pavilion.

Uschi mentioned that the Board does not have a key for the gate, Robert will contact Jeranium and ask her for it.

7. Old Business:

a. AGM:

- Snacks: The Board will provide energy bars, Gary will email the pictures he took of them at Target and CostULess to the Board.
- Porta Potty: Kevin will see to renting a porta-potty for the handicapped with a hand sanitizer feature.

Kevin left the meeting at 4.20pm.

8. New Business:

- a. Update Board Rules: Robert and Uschi will get together to update the rules and submit them to the Board for approval at the next meeting.

9. Adjourn/Recess: Uschi motioned to adjourn, seconded by Laurie, all in favor. Meeting adjourned at 5.02pm.

The next Board Meeting will be held on Monday, April 8, at 3pm at the Pavilion.

Minutes submitted by Uschi Snover