

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

Board of Directors' Meeting  
Monday, April 8th, 2024 at 3pm

**Final Minutes**

1. Welcome and Call to Order: President Robert Stearns called the meeting to order at 3:10pm. Present were Board members Laurie Laughlin, Kevin Sulgit and Uschi (Ursula) Snover, Ronaldo Newton and Gary Polinski were absent. Also present were community members John Dubois, Michael Crawford and Jack Hash.
2. Additions and Corrections to the Agenda: None
3. Announcements: None
4. Minutes from March meeting: Kevin motioned to accept the minutes as presented without reading them out loud, seconded by Laurie. All voted aye except for Uschi who abstained.
5. Treasurer's Report: Laurie reported \$38,869.14 in the bank and \$224,206.75 in arrears. The financial statements are posted along with the minutes on our website.
6. Board Reports:
  - a. Taxes and Audit: Our CPA filed for an extension for the 2023 tax return, Laurie will ask her when the return might be done.  
Laurie will also inquire what an audit will cost with the outfit in Florida that did an audit for us before.

Gary Polinski joined the meeting at 3:42pm.

- b. Front Park:
  - Sunday Park Issue: Some of the Board members had a Zoom meeting with Representative Greggor Ilagan in which the option of the State managing the Front Park was discussed. John Dubois suggested sending out a ballot so that the owners can vote for or against selling or donating the Park to the State. Representative Ilagan should be able to provide information on this possibility in late May. More discussion on this is needed.
  - Front Park Signs: tabled
- c. Pavilion Park:

- Playground Maintenance: included in the Ohia Posts report below
- Ohia Posts: Laurie reported that on April 20 the repaired climbing wall will be attached again to the playground set and also 3 of the most damaged Ohia posts will be replaced. Since we had voted at the last meeting to allow the money for 2 Ohia posts Laurie motioned to amend that motion to allow \$1,000 for the 3 Ohia posts (2 posts à \$660 and 1 post à \$340), Gary seconded, unanimous vote in favor.  
Laurie said that there were equipment problems to carry out power washing the Pavilion and Mailbox Center and that she herself cleaned the Mailbox Center as best as she could by hand. Kevin said he will talk to David Hoffeld to see if they can power wash the Pavilion before the AGM.  
Kevin asked for an update on the coconut tree trimming and Robert reported that Orind apologized for the delay and expects to finish the project in the next 2 weeks.

## 7. Old Business:

- a. AGM: Kevin reported that the Porta Pottie will be delivered on Friday, April 26 and will be removed on Monday, April 29. The rental will cost \$495.29.  
Uschi motioned to allow the \$2,171.17 we spent for the cost of printing the newsletter and agenda/proxy form, the printing of the invoices and the postage, seconded by Robert, all voted in favor.  
Uschi motioned to allow \$900 for the Porta Pottie, Snacks and other AGM related expenses that might occur, Robert seconded, all voted in favor.

4 mistakes were found in the Bylaw correction/amendment section of the newsletter:

1. "Pro Tem" was mistakenly spelled "Pro Term" in Bylaw correction #4.
2. The word "meeting" was mistakenly not stricken in Bylaw correction #9.
3. Section 2 of Article III was mistakenly labeled "The Annual General Meeting (AGM)" instead of "Regular Monthly Board Meeting" in Bylaw amendment #2.
4. The letter "A" was mistakenly not underlined in Bylaw amendment #8.

The Board will post the correction on the website and on the bulletin board.

- Proxies: Robert reported that a resident requested to be allowed to vote at the AGM based on the general authorization he was given by an owner years ago. It was discussed if our Bylaws allow this or if 421J-4 rules saying that a proxy has to be issued for a specific meeting. Robert motioned that proxies and authorizations have to be issued for a specific meeting and be notarized, seconded by Gary. Laurie and Kevin abstained, Robert, Gary and Uschi voted yes, motion carries. Robert pointed out that authorization forms used to be utilized more but when we no longer could have a representative serve on the Board they haven't been utilized as much. It was discussed that an

authorization and a proxy are significantly different documents covering different representations of an owner.

Laurie left the meeting at circa 4:40pm.

- Snacks: Gary and John volunteered to buy snacks for up to \$400..

8. New Business:

- a. Update Board Rules: Uschi reported that Robert and her met to update the rules but realized that doing that is a rather involved process that is best addressed by a committee.

9. Adjourn/Recess: Robert motioned to adjourn, seconded by Kevin, all voted in favor. Meeting adjourned at 5:06pm.

The next meeting is the AGM on April 28 at 1pm.

The next Board meeting will be held on May 13 at 3pm.

Minutes submitted by Uschi Snover