

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
HAWAII KAI MARINA
COMMUNITY ASSOCIATION**

DATE: Tuesday, April 12, 2011
PLACE: Hawaii Kai Marina Office
Hawaii Kai Shopping Center
TIME: 7:00 P.M.

ESTABLISHMENT OF A QUORUM

A quorum was established.

PRESENT: President – Robert Clark – District #2
Vice President – Len Scaduto - District #6
Secretary Jane Brown – District #1
Treasurer Mark Collins – District #12
Robert Silverstein – Member-at-Large
Jackie Miller – Member-at-Large
Craig Waltz – Member-at-Large
Brian McKee – District #3
Marian Grey – District #4
Robert Paine - District #5
Steve Carr - District #7
Scott Hayashi - District #8 (arrived @ 7:04 p.m.)
Carl Johnsen – District #9
Richard Cheski – District #10
Jeffrey Mau – District #11

ABSENT: None.

BY INVITATION: Beverly Liddle, Marina Manager
John W. Jepsen, Jr., Property Manager, Hawaiian Properties, Ltd.
Lori Jessee, Recording Secretary, Hawaiian Properties, Ltd.

GUESTS: None.

CALL TO ORDER

President Clark called the regular meeting to order at 7:02 P.M.

OWNERS IN ATTENDANCE

Gayle Carr Theresa Clark Jim Grey Luke Joseph Alan Wolensky

OWNER'S FORUM – None.

PRESIDENT'S REPORT – None.

APPROVAL OF MINUTES

The Minutes of the February 8, 2011 Regular Board Meeting was previously mailed to the Board for review and was presented for approval.

MOTION: A motion was made by Director Paine to approve the Regular Board Meeting Minutes of February 8, 2011, as corrected. The motion carried unanimously.

The Minutes of the March 8, 2011 Annual Meeting was previously mailed to the Board for review. There were no corrections to form and content.

The Minutes of the March 8, 2011 Organizational Meeting was previously mailed to the Board for review and was presented for approval.

MOTION: A motion was made by Director Collins, seconded by Secretary Carr to approve the Organizational Meeting Minutes of March 8, 2011, as presented. The motion carried unanimously.

TREASURER'S REPORT

The Financial Statements for January and February 2011 were previously provided to the Board for review and were adopted for filing, subject to year-end audit.

ASSOCIATION MANAGER'S REPORT – No report.

MARINA MANAGER'S REPORT

Marina Manager Liddle's report was distributed previously to the Board and it is on file at both the Managing Agent's office and the Marina Office.

Marina Manager Liddle will provide a report to Director Waltz itemizing the equipment and assets belonging to HKMCA. Director Waltz was appointed as Chair of the Physical Assets Committee.

COMMITTEE REPORTS

1. **COMMERCIAL OPERATIONS/MARINA USAGE COMMITTEE** – No report.
2. **COMMUNICATIONS & PUBLIC RELATIONS COMMITTEE** – No report.
3. **DREDGING COMMITTEE** – Chair Clark stated consultants responded to questions at the public hearing last night. Committee met with consultants regarding compiling a bid package (scope of work, additional bathometric survey, on-site representative to regularly oversee contractor work, invoices, etc.).
4. **LANDSCAPE/DEVELOPMENT COMMITTEE** – No report.

5. **MARINA PROPERTY MANAGEMENT** – Director Mau was added to this committee.
6. **MARINA WATER CHEMISTRY COMMITTEE** – No report.
7. **WEB-SITE/TECHNOLOGY COMMITTEE** – No report.
8. **PERSONNEL COMMITTEE** – Chair Scaduto stated committee met to establish a procedure for staff salary increases. Directors Johnsen and Cheski were added to this committee.

Procedure for Salary Raises - A motion was made by Secretary Brown, seconded by Director Silverstein to accept the personnel policy procedure with the following revisions: Paragraph 2 – Revise 4th line and replace the word “should” with must or will and Paragraph 5 – Salary increases to be effective on January 1st. Motion carried unanimously.

UNFINISHED BUSINESS

1. None.

NEW BUSINESS

1. Review/Approve Full Disclosure Draft – The Board was provided with a draft of the Full Disclosure for review. After further discussion, Property Manager Jepsen was instructed to modify the letter and allow Board members to provide their input in writing. The Board will meet again next week Monday to discuss the revised Disclosure.
2. Board Officer Re-alignment – A motion was made by Director Cheski, seconded by Director Johnsen to remove Steve Carr as Secretary and replace with Jane Brown.

A motion was made by Director Collins, seconded by Director Grey to proceed with a secret ballot vote for the above motion. Voting in favor: Carr, Collins, Silverstein, Miller, Waltz, McKee and Grey. Voting against: Clark, Scaduto, Brown, Paine, Hayashi, Johnsen, Cheski and Mau. Motion failed.

Voting in favor of removing Steve Carr as Secretary and replace with Jane Brown: Cheski, Waltz, Hayashi, Brown, Mau, Collins, Johnsen and Clark. Voting against: Scaduto, Silverstein, Miller, Grey, McKee, Paine and Carr. Motion carried.

3. Commercial Shopping Center – A motion was made by Director Carr, seconded by Director Grey to request Shopping Center representatives to provide managing agent with commercial leasable square footage figures for review. All voted in favor except Director Johnsen who opposed. Motion carried.

EXECUTIVE SESSION – President Clark called the meeting into Executive Session at 9:11 p.m. to discuss personnel and/or legal matters. President Clark brought the meeting out of Executive Session at 9:28 p.m.

The Board discussed and approved the addition to the Marina Manager's job description to include the Christmas Boat Parade and also approved staff salary raises retro-active to January 1, 2011.

DATE, TIME and PLACE of NEXT MEETING

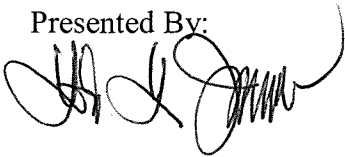
The next Regular Board Meeting is scheduled for Tuesday, May 10, 2011 at 5:00 p.m. in the Marina conference room. The Board Dinner to follow at 6:00 p.m.

ADJOURNMENT

There being no other business to discuss, Director Paine motioned to adjourn the meeting. The **motion carried unanimously** and the meeting was adjourned at 9:29 p.m.

Jane Brown - Secretary

Presented By:

A handwritten signature in black ink, appearing to read 'Lori Jessee', written over a horizontal line.

Lori Jessee, Recording Secretary
Hawaiian Properties, Ltd.