

FINAL
ASSOCIATION OF APARTMENT OWNERS OF KAUAI BEACH VILLAS
SPECIAL TELEPHONIC BOARD OF DIRECTORS MEETING
October 10, 2025
MINUTES

The Association of Apartment Owners of Kauai Beach Villas held a Special Telephonic Board Meeting on Monday, October 20, 2025 at 9:43 A.M. (HST). A quorum of the Board was present.

The following Individuals were present:

AOAO Board of Directors:

Larry Warner	President
Linda Kolstad	Vice President
Jim DeRose	Secretary
George Keeney	Treasurer
Kevin Garner	Director

Wyndham Management Staff:

Sean Canard	Director, Resort Operations – Kauai & Maui
Kanani Ragasa	General Manager
Liane Henderson	Administrative Assistant/Recording Secretary
Ashlee Pimental	Accountant, Hawaii HOA Region
Lisa Lee	Assistant Regional Controller

Association Counsel:

Chuck Choi	CHOI & ITO
Allison Ito	CHOI & ITO

Call to Order

President Warner called the meeting to order at 09:43 A.M. (HST).

NEW BUSINESS:

Resolutions of Association of Apartment Owners of Kauai Beach Villas:

VP Kolstad moved to adopt the resolutions authorizing the AOAO to file for Chapter 11 Bankruptcy in the United States Bankruptcy Court for the District of Hawaii and to appoint President Larry Warner as the responsible person with authority to take all necessary and appropriate actions to protect the AOAO's interests including signing all necessary papers on behalf of the AOAO in connection with the Chapter 11 Bankruptcy. The motion was seconded by Director Garner and carried unanimously.

Adjournment: There being no further business requiring a motion, President Warner adjourned the meeting at 9:46 A.M. (HST).

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Prepared by: Liane Henderson, Recording Secretary

Respectfully submitted by: Jim DeRose, Board Secretary

Approved by the Board on October 20, 2025