

FINAL
ASSOCIATION OF APARTMENT OWNERS OF KAUAI BEACH VILLAS
SPECIAL TELEPHONIC BOARD OF DIRECTORS MEETING
October 20, 2025 – 9 A.M. (HST)
MINUTES

The Association of Apartment Owners of Kauai Beach Villas held a Telephonic Board Meeting on Monday, October 20, 2025 at 9:00 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:

Kanani Ragasa	General Manager
Liane Henderson	Administrative Assistant
Monica Pasco	Manager, Association Governance – Hawaii

Association Counsel:

Chris Porter	Porter Kiakona Kopper, LLP
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Call to Order

President Warner called the meeting to order at 09:02 A.M. (HST).

Proof of Notice

President Warner noted for the record that Notice of this meeting was posted and sent to all Directors pursuant to the Bylaws.

APPROVAL OF MINUTES: Treasurer Keeney moved to dispense with the reading of the minutes and approve the following as presented:

- a. October 07, 2025 Study Session
- b. October 08, 2025 Study Session
- c. October 08, 2025 Board of Directors Meeting
- d. October 09, 2025 Organizational Meeting
- e. October 10, 2025 Special Telephonic Board of Directors Meeting

The motion was seconded by Secretary DeRose and carried unanimously.

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NEW BUSINESS:

Escrow Payments Approval for Hardy Group Project Management Expenses:
Treasurer Keeney moved to approve payment to Seal Masters Hawaii for Buildings G & H Concrete Repair Project in the amount of \$368,903.66, The Hardy Group for Project Management Expenses in the amount of \$40,147.88 and to Wiss, Janney, Elstner Associates Inc. in the amount of \$9,829.58 for professional services as presented for a total amount of \$418,881.12 for Project Reoccupy. The motion was seconded by Director Garner and carried unanimously.

The Board, Management and Association Counsel entered Executive Session at 9:05 A.M (HST).

The Board, Management and Association Counsel exited Executive Session and reconvened to regular session at 9:42 A.M. (HST)

WJE Load Test Lanai Guardrails Proposal:

Treasurer Keeney moved to accept the proposal submitted by Wiss, Janney, Elstner Associate, Inc. to conduct load testing to lanai guardrails in the amount of \$45,000 to be paid out of the Association's Reserve Fund. The motion was seconded by VP Kolstad and carried unanimously.

Adjournment: There being no further business requiring a motion, President Warner adjourned the meeting at 9:45 A.M. (HST).

Prepared by: Liane Henderson, Recording Secretary
Respectfully submitted by: Jim DeRose, Board Secretary
Approved by the Board on November 24, 2025