

FINAL
ASSOCIATION OF APARTMENT OWNERS OF KAUAI BEACH VILLAS
SPECIAL TELEPHONIC BOARD OF DIRECTORS MEETING
November 6, 2025 – 9 A.M. (HST)
MINUTES

The Association of Apartment Owners of Kauai Beach Villas held a Special Telephonic Board Meeting on Thursday, November 06, 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:

Sean Cannard	Director, Resort Operations – Kauai & Maui
Kanani Ragasa	General Manager
Liane Henderson	Administrative Assistant/Recording Secretary
Monica Pasco	Manager, Association Governance – Hawaii

Counsel Present:

Chuck Choi	CHOI & ITO
Allison Ito	CHOI & ITO
Daniel Eliades	K & L Gates
Margaret Westbrook	K & L Gates
Brian Peterson	K & L Gates

Owners Present: Donald Hazelquist, Bruce Gascoigne, Kim & Dean Marth, (DJ Roy & Judy Dalton joined waiting room during Executive Session)

Call to Order

President Warner called the meeting to order at 9:05 A.M. (HST).

The Board, Management and Association Counsel entered Executive Session at 9:07 A.M. (HST)

The Board, Management and Association Counsel exited Executive Session and reconvened to regular session at 10:20 A.M. (HST)

Adjournment: There being no further business requiring a motion, President Warner adjourned the meeting at 10:20 A.M. (HST).

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