

**Hawaiian Village Condominium Association
Annual Meeting Minutes (draft)
November 1, 2008**

Officers in Attendance:

Richard Dannenberg – President
Drew Davis – Vice President
Janet Edelmann – Secretary
Wade Hall – Treasurer
Avery Taylor – Member at large
Jim Wilson – Vice President

Steve Kenny – Management Company

Established Quorum

The meeting convened in the conference room at 9:00 am. Richard Dannenberg called the meeting to order. Janet Edelmann held roll call and determined that a quorum was present. Proof of notice had been sent to all unit owners, and Steve Kenny showed proof of meeting notice.

Approval of Minutes

The minutes of the previous Annual Meeting held on November 4, 2007 were approved.

Welcoming Remarks

Richard Dannenberg welcomed new owners to Hawaiian Village and thanked several owners who had made significant contributions to the community during the past year.

Building & Grounds

Jim Wilson summarized the projects completed this year and the initiatives planned for 2009. He reported that the majority of projects proactively addressed potential problem areas. Some of the 2008 projects included maintenance of Royal Hawaiian upper parking lot, covering I-beams and repairing soffits at the Outrigger, fixing cracks in building surfaces, and power-washing walkways.

During 2009, the parking lot under the Royal Hawaiian will be power-washed, resealed and restriped. Other preventive maintenance work will be done as needed.

Discussion – Storage Lockers, Rules & Regulations

Richard Dannenberg reported that many owners appear to favor the construction of storage lockers. Ocean City has approved the location under the upper parking lot at the Royal Hawaiian. Approximately 50 storage lockers could be built. Per officials, the lockers must be attached to the building so that they can't be blown or washed away. A rental fee will be assessed. Additional information will be sent to owners in early spring. The Association will need to vote on the expenditure in order to proceed.

Renters are not permitted to bring pets to Hawaiian Village. However, this does occur and has become a problem. The Association will implement a system whereby owners' pets are tagged. Management will notify rental companies to inform them that renters must vacate the property if found with a pet.

Parking passes/tags will be required again in the future. The Association needs to get better control of the use of parking spaces, especially at the height of the rental season. Renters will be required to get parking passes from the security guard and will only be permitted to park in the spaces designated for the unit which they are renting.

Occasionally owners and non-owners request the use of the meeting room for private functions. The Association needs to obtain a signed agreement for room rental. Drew Davis will draw up this agreement. Non-owners will continue to be charged for the use of this room.

Insurance

Geri Littleton, agent for HK&T, reviewed the scope of the Condominium's insurance coverage on the master policy. In light of changes resulting from the recent Maryland case law ruling, she recommended that owners talk with their individual insurance companies to ensure that their homeowner insurance coverage is adequate. Ms. Littleton noted that, in some cases, individual flood insurance may be needed.

Treasurer's Report

Wade Hall reported that the Association will meet its 2008 budget and will not increase condominium fees for 2009. Mr. Dannenberg noted that no budget increase is very unusual and that normally at least a cost of living increase is customary.

Mr. Hall stated that a contingency fund is included in the 2009 operating budget that will be used for emergency projects. He reported that there is currently \$240,000 in the reserve fund.

Voting

Two candidates, Richard Dannenberg and Jim Wilson, were nominated for the two positions to be filled. Richard Dannenberg asked for a motion to close the voting process. Nonie Stager so motioned. The motion was seconded, and the slate of officers approved.

Owners Comments and Discussion

Door & Window Replacement

Richard Dannenberg reported that unit owners are responsible for the replacement of their windows and/or doors when needed. An owner can use any vendor, but the doors and windows must meet specifications. Jim Wilson is obtaining information from vendors that may result in savings due to bulk orders. This work is optional unless there is a problem. The Board will alert owners if doors or windows need to be replaced.

Cleaning Company

Richard Dannenberg stated that other cleaning companies will be considered for next year.

Building Requests

The Waikiki requested the replacement light fixtures inside on each floor and the repair of broken elevator ceiling panels. The Outrigger requested mailboxes to be replaced. The Royal Hawaiian requested additional carts and new unit number signs.

Voting Results

Steve Kenny reported that the 2009 operating and reserve budgets were approved and the two candidates, Richard Dannenberg and Jim Wilson, were elected to serve three year terms.

Adjournment

The meeting was adjourned at 11:30 am.