

Hawaiian Village Condominium Association

Board of Directors Meeting

April 18, 2009

CALL TO ORDER

The Board of Directors meeting was held in the Royal Hawaiian Community Room at Hawaiian Village on Saturday, April 18, 2008. President Richard Dannenberg called the meeting to order at 9:00 a.m. A quorum was established.

ATTENDEES

Board Members:

Richard Dannenberg – President
Jim Wilson – Vice President
Janet Edelmann – Secretary

Drew Davis – Vice President
Wade Hall – Treasurer

Property Management:

Steve Kenny – Ocean Point Ltd.

Owners

Dave McClure – O114
Mike Kirkland – RH207
Rosemarie Kosmaliki – W206
Ruth Bounds – W106
Lou Sizemore – RH102

Regina Heising – RH101
Russ Pearly – RH215
Bill & Kathy Davis – RH119
Gary Ciaffi – RH117

PRESIDENT'S REPORT

President Richard Dannenberg reported that the physical property and the financial condition of the Hawaiian Village Condominium are in very good shape. Due to ongoing preventive maintenance, potential problem areas are being proactively addressed. The Board anticipates that the new cleaning company will meet expectations this summer season. Ocean Point did a good job of maintaining the pools last summer and is expected to do so again this year. The landscaping work, under the guidance of Avery Taylor and with the help of many owners, continues to be one of the best in Ocean City.

SECRETARY'S REPORT

The Board received copies of the minutes from the board meeting held on April 26, 2008 and the Annual Meeting held on November 1, 2008. The minutes from last April's meeting will be reviewed and approved via email subsequent to this meeting. The Association will vote on the minutes from the November meeting at the next Annual Meeting in November 2009.

TREASURER'S REPORT

Treasurer Wade Hall reported that the Association is operating within budget so far this year. At the end of 2008, \$40,000 from the operating fund was transferred to the reserve fund due in part to having no water damage incidents in 2008. The next major project will be the painting of all

three buildings. No date for this project has been determined. The 2008 audit has been completed, and the report will be posted on the web site.

POOL REPORT

Mr. Dannenberg reported that changes must be made to the pool to comply with new code requirements. Effective immediately, the pool hours are 10:30 a.m. to 8 p.m.

BUILDING REPORTS

Royal Hawaiian

The parking lot will be resealed with the next few weeks. Cracks that have been detected in the east stairway wall will be repaired.

Waikiki

A leaky pipe has been repaired.

Outrigger

The mailboxes will be replaced and may be relocated. Mr. Dannenberg will discuss options with the Ocean City postmaster.

NEW BUSINESS

1. Flood insurance certificates
Management will obtain flood certificates for each building that can be made available to mortgage companies and other requesting organizations.
2. Signage
An owner noted that larger signs would help renters to more quickly identify the Hawaiian Village buildings. The Board felt that finding the buildings does not appear to be a pervasive problem.
3. Security guard
The security guard will be on duty this season from 8 p.m. to 6 a.m. Owners and renters should be able to easily contact the security guard in the event of a problem. Management will obtain and make available the guard's cell phone number or another means of contact.
4. Parking permits
Cars parked on Hawaiian Village lots must display parking permits. Temporary permits will be provided to renters. Cars without permits may be subject to towing.
5. Gas lines
An owner asked if it would be possible to have gas lines installed in individual units. Management felt that significant changes would be needed to accommodate this request and that there might be insurance ramifications.
6. Security cameras
The Board will research the possibility of installing security cameras on the property. All Board members are in favor of pursuing this project.
7. Parking lot resealing
The resealing of the parking lots under the Outrigger and Waikiki buildings will be done after the summer season.

OLD BUSINESS

Masterjack will soon start installing the new windows and/or doors for those owners who have elected to take advantage of the special bulk pricing. Masterjack will contact owners in regards to installation dates.

ADJOURNMENT

Jim Wilson made a motion that the meeting be adjourned. The meeting adjourned at 9:45 am.