

Hawaiian Village Condominium Association

October 6, 2007

Board Meeting Minutes

The board of directors meeting convened at 9:30 am in the Royal Hawaiian conference room.

Attendees

Board Members:

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

Drew Davis – Vice President
Wade Hall – Treasurer

Property Management:

Steve Kenny – Ocean Point Ltd.

Guests

Tony Prochazka - City Media Group

Owners:

Jeffrey Miller (O205)

Richard Dannenberg opened the meeting. A quorum was established. Minutes from the board meeting held on May 26, 2007 were reviewed and approved.

Financial Report

Wade Hall reported that year-to-date expenses have been within budget. He noted that the reserve fund must now be built up again. The recommended budget for 2008 will reflect a 6% increase in condo fees.

Unit 403 will soon go to settlement. At that time, the Council of Unit Owners will be reimbursed for outstanding condo fees.

Steve Kenny recommended that the checking account be switched from Peninsula to Bank of Ocean City.

Geri Littleton from the insurance company (HK&T) and a representative from the auditing firm (Pigg, Krahl & Stern) will be invited to attend the annual meeting on November 3.

Pool Report

Richard Dannenberg reported that the broken glass in the indoor pool area has been replaced.

Building Reports

There are no current issues relating to any of the buildings.

Technology

- **Wireless Internet**

Jim Wilson has researched various options for implementing wireless Internet access for residents in all three buildings. Tony Prochazka, City Media Group, described two alternatives. The preferred alternative will incur no cost to the Association. City Media will install all equipment for free. Owners and their guests will individually pay for access privileges. A year-to-year contract will be in place. The service will continue as long as a core base of users subscribes to this service. The logistics of wiring the buildings will be assessed prior to the annual meeting.

- **Web Site**

Jan Edelmann reported that the revised web site should be ready to go live in November. There will be a blog where owners can discuss topics of common interest. We will not activate this blog without a legal disclaimer.

Annual Meeting Preparation

The annual meeting will be held on Saturday, November 3, 2007. There are three major topics to be discussed.

- **Window & Door Replacement**

Richard Dannenberg will explain to owners the options available to fund future replacement of doors and windows. The options are to: (1) change the by-laws so that owners, not the Association, assume responsibility for the replacement of doors and windows or (2) raise the required funds through a special assessment or increase in fees.

No voting on this matter will occur at the annual meeting. A special meeting will be scheduled in the spring where the owners will have the opportunity to vote on the options.

- **Budget**

Richard Dannenberg will describe the budgeting process. Wade Hall will explain the checks and balances that exist to ensure that only appropriate expenditures are made. Richard, Wade and the auditors will answer any questions that the owners may have about expenditures or the budget. The expectation is that this discussion will clarify any of the points raised by Connie Arrivello and other owners in recent email communications.

- **Wireless Internet**

Jim Wilson will describe the wireless Internet service that will be available to owners and their guests in 2008.

Closing Remarks

The owners will vote on filling two board positions that expire in November. Wade Hall and Drew Davis will again be candidates. As of this date, no other owners have expressed interest in running for the board.

Drew Davis motioned that the meeting be adjourned. The meeting adjourned at 11:15 am.