

**Hawaiian Village Condominium Association
Annual Meeting Minutes
November 7, 2009**

Officers in Attendance:

Richard Dannenberg – 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 10:00 am. Richard Dannenberg called the meeting to order. Janet Edelmann held roll call, determined that a quorum was present and showed the proof of meeting notice.

Approval of Minutes

The minutes of the previous Annual Meeting held on November 1, 2008 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. He announced that the Town of Ocean City had presented a lifetime achievement award to Avery Taylor for his landscaping work in and around the Hawaiian Village property.

Building & Grounds

Richard Dannenberg and Jim Wilson summarized the projects completed this year and discussed the initiatives planned for 2010. Some of the 2009 projects included the resealing and striping of the parking lot under the Royal Hawaiian building, the replacement of the mail boxes at the Waikiki and Outrigger buildings and the installation of security cameras.

The major project in 2010 will be the repainting of the three buildings. Other possible projects are the replacement of the elevators and the installation of

additional security cameras. Preventive maintenance work will be done as needed.

Painting Project

Richard Dannenberg reported the details of the painting project. All three buildings will be painted. As a result of the standard bidding process, Shore Painting was awarded the contract. The project will start soon on the north side and will be completed in early 2010. The project will be funded by funds already in the reserve account. Mr. Dannenberg reminded owners to remove all furniture from their balconies.

Insurance

Geri Littleton, agent for HK&T, reviewed the scope of the Condominium's insurance coverage in the master policy. She recommended that owners talk with their individual insurance companies to ensure that their homeowner insurance coverage is adequate. She reminded owners that upgrades to units are not included in the master policy coverage. In addition, owners should verify that their homeowner insurance coverage includes the \$5000 amount for which they are responsible if damage emanates from their unit. 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 2009 budget. The condominium fees for 2010 will be increased by 3% due primarily to the higher costs of flood and master policy insurance. Mr. Hall noted that the reserve fund currently has a balance of \$390,000. However, \$320,000 is allocated to current projects, primarily painting the buildings. The reserve fund will be built up again in 2010.

Voting

One candidate, David McClure (O114), was nominated for the one open position to be filled. Richard Dannenberg asked for a motion to close the voting process. Janet Edelmann so motioned. The motion was seconded, and the slate of officers approved.

In addition, Mr. Dannenberg announced that Drew Davis has resigned from the Board following the sale of his unit. Nadia Akhmed (W306) will complete his term.

Owners Comments and Discussion

Door & Window Replacement

Mr. Dannenberg reminded owners that they are responsible for replacing failing exterior doors and windows. Many owners took advantage of the special pricing on exterior door and window replacement in 2009. The board will send out 2010 price information within the next few months.

Cleaning Company

Several owners noted that the cleaning by Dave's Cleaning Service was better than was done by other companies in previous years although there are still areas where improvements can be made. The Association will renew the contract with Dave Eidman but will continue to closely monitor performance.

Storage Lockers

Mr. Dannenberg informed owners that the project to construct storage lockers has been deferred due to cost. The original concept would require the installation of a sprinkler system. Other options will be investigated.

Owner requests

The following requests were made by owners:

- Reissue the codes for entry to the building, pool and bike room.
- Replace the failing windows on the south side near the elevators of the Royal Hawaiian building.
- Post a sign at the Outrigger building indicating the location of the showers.
- Include address labels or envelopes for condo fee payment.
- Investigate different types of dog identification tags.
- Research ways to reduce costs of cable television for the entire property.
- Inform owners that they can contract directly with Shore Painting with respect to caulking or exterior door painting.
- Remind real estate companies to inform renters that no pets are allowed.

Voting Results

Janet Edlmann reported that the 2009 operating and reserve budgets were approved and the candidate, David McClure, was elected to serve a three year term.

Jim Wilson made a motion to move to the reserve fund any excess operating funds remaining at the end of 2009. The motion was seconded and unanimously approved.

Adjournment

The meeting was adjourned at 12:15 pm.