

**ASSOCIATION OF APARTMENT OWNERS  
SANDS OF KAHANA  
BOARD OF DIRECTORS  
April 19, 1999**

**DIRECTORS PRESENT:** Michael Kaplan, Sandy Boothe, Kazuko Shimaoka,  
Marcus Baricuatro.

**OTHERS PRESENT:** Carl Hardin, President, Heritage Properties; Wayne  
Cober, Vice President, Jim Hentz, General Manager.

**CALL TO ORDER:**

President Michael Kaplan called the Sands of Kahana Board of Directors Meeting to order on Monday, April 19, 1999 at 3 00 p.m. (HST) via telephone. A quorum was established with four Directors present.

**APPROVAL OF MINUTES**

**MOTION:** To approve the minutes of the February 13,1999 Board of Directors meeting as presented. Seconded and carried unanimously. (Boothe/Baricuatro)

**OLD BUSINESS**

**TERRACE RESTAURANT**

The rental rate for the renewal period of the Terrace Restaurant was discussed. The Board felt that a rent based only on percentage of revenue would be to inconsistent and difficult to audit. They prefer a fixed rent or combination fix, plus a percentage.

**MOTION:** To set the rent at a rate of \$3,500.00 per month, plus 1% of gross revenue, plus utilities. Seconded and passed unanimously. (Boothe/Shimaoka)

**VINSON LETTER**

William Vinson has sent a letter to the Board questioning a Bylaw amendment eliminating cumulative voting.

Mr. Hardin has responded to the letter and explained the the Board did not take a position on the merit of the amendment. A petition of the owners proposed the amendment and the Board is bound by statute to present it to the membership for a vote.

**NEW BUSINESS**

**TILE ROOFS**

The Board discussed the low tile roofs on the four building covering the conference room, fitness room and housekeeping.

Mr. Cober reported that many of the tile are missing and more are loose. The waterproof membrane has failed and the roofs are all leaking. The Association has already replaced several other tile roofs with standing seam aluminum roofing.

The remaining roofs will need to be replaced in the future. He presented a bid from Commercial Roofing, the company that has done the other roof replacement of \$71,164.00 to complete the four roofs.

Mr. Kaplan questioned the warranty and if the work could be completed before the busy summer season.

There is a 5 year warranty on labor and 10 years on material. The work will be complete before the summer season.

**MOTION: To accept the bid from Commercial Roofing to replace the four roofs. Seconded and carried unanimously. (Boothe/Baricuatro)**

#### **BASKETBALL COURT**

Mr. Hardin reported that a portable basketball pole and backboard had been installed on one of tennis courts as an experiment. The basketball court has been heavily used and very popular. He is recommending that a permanent basketball pole and backboard be installed. The poles would be installed outside of the fence and extend inward so the court could still be used safely for tennis. The cost win estimated at \$1,000.00.

**MOTION: To approve the installation of a permanent basketball pole and backboard. Seconded and passed unanimously. (Shimaoka/Boothe)**

#### **OTHER BUSINESS**

Mr. Cober reported that the solar heating mats are being installed on the main pool at this time and should be complete by the end of the week.

He also reported that four of the five pieces of new fitness equipment have arrived and been installed. The final piece is expected any day.

There being no further business President Kaplan entertained a motion to adjourn.

**MOTION: To adjourn the meeting. Seconded and carried unanimously. (Boothe/Baricuatro)**

The morning adjourned at 3:25 p.m.