

# HAWAII KAI PENINSULA NOTICE & AGENDA

The next Regular Meeting of the Board of Directors of Hawaii Kai Peninsula will be held on:

**Date:** December 1, 2022  
**Time:** 6:30 p.m.  
**Place:** On-Site, Meeting Room

## **AGENDA**

- I. **CALL TO ORDER**
- II. **ESTABLISH QUORUM**
- III. **APPROVAL OF MINUTES**
  - a. Regular Board of Directors' Meeting Minutes - October 27, 2022
- IV. **TREASURER'S REPORT**
  - a. Financial Statements – October 2022, (Delinquency Report is an Executive Session item)
- V. **GENERAL MANAGER'S REPORT** (GM – Bruce Schneider)
- VI. **SECURITY CHIEF REPORT** (Apeulu Ekeroma)
- VII. **COMMITTEE REPORTS**
  - a. Design Review – (Chair James Kaina, Members: Professional: Stephany Phung, Jerry Gold)
  - b. Appeals – (Chair James Kaina, Members: Rick Mooney, Alternate: Scott Meru,)
  - c. Community Relations - (Chair: Lindsay Wong, Members: Denise Santilena, Judith Clark, Keoki Fuginaka, Nick Creech)
  - d. Security/Infrastructure – (Chair: Leslie Tomaich, Donna Abril, Nick Creech, Keoki Fuginaka, HKP Security: Apeulu Ekorama)
  - e. Construction Committee – (Chair: Jerry Gold, Members: Lindsay Wong, Cathy Korda, Scott Meru, J.P. Del Gaudio)
  - f. Boat Dock Committee – (Chair Scott Meru; Members John Kratochvil, Robert Balagtas)
  - g. House Rules Committee – (Chair: Nina Bristol, Members: Kristin Caulfield, Lindsay Wong, Steven White, Leslie Tomaich, Amy Brenner, Donna Abril, Kathy Washburn)
- VIII. **UNFINISHED BUSINESS**
  - a. Cottages and Villas Remediation
  - b. Elevator Modernization Project
  - c. Kayak/Board Storage
  - d. Security Cameras
  - e. PV Installation Rules and Approval Process
  - f. Reserve Study
  - g. Speed Bump
- IX. **NEW BUSINESS**
  - a. Insurance Terrorism Coverage
  - b. PBR Additional Landscaping Services
  - c. Update on New Condo Software Selection
  - d. Colony Courtyard Lighting Assessment - Chong Group
  - e. Colony Construction Administrative Services – Chong Group
  - f. Colony Electrical Infrastructure Assessment and Load Study - Chong Group
  - g. Boat Expansion Project
  - h. 7N Courtyard Painting Bids
  - i. In-house replacement of 7N Missing/Damaged Catwalk Window Trim.
- X. **OWNERS' FORUM**
- XI. **EXECUTIVE SESSION** (Legal, Contractual or Personnel Matters)
  - a. Personnel Matters 1, 2, & 3
  - b. Delinquency
  - c. Legal 1 & 2
- XI. **DATE, TIME & PLACE OF NEXT MEETING:**
- XIII. **ADJOURNMENT**

**Owners** wish to participate must contact the Management Office via e-mail ([office@hkpaoo.com](mailto:office@hkpaoo.com)) one day before the meeting to obtain the link, meeting ID, and password