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BOARD OF DIRECTORS WORK SESSION MINUTES

TUESDAY, JUNE 25, 2024

6:30 p.m., KCCA CLUBHOUSE, BANQUET ROOM

CALL TO ORDER: 6:30 p.m. by President Mike Ceccanti.

PLEDGE OF ALLEGIANCE:

ROLL CALL OF DIRECTORS: President Mike Ceccanti, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Mark Ward, Lono Waiwaiole and Cindi McCollough all present, along with Administrator Michelle Lee.

PRESIDENT:

Aquatic Center Discussion: Rob Peters made it clear that we are not looking at construction. We are going to fix the defects that are keeping us from opening the pool. He went over the minutes from the first meeting with Toby White. Bryan Daum, Rob Peters and Cherie Gilmore-Forczak were at that meeting inside the Aquatic Center. Toby White was chosen because he was the natatorium expert used for our litigation preparation and had prepared the detailed report pointing out construction defects for the pool and the building. He believes we can repair our major issues with the amount of money we have and do the repairs in the same time frame as the dehumidifier removal/new installation. We are currently looking at working with Toby's company to find the repair experts we need and oversee the project. We will need other companies to work on the dehumidifier. We are waiting for a contract from Toby to see if we will proceed. If accepted, Rob Peters, Mike Ceccanti and Cherie Gilmore-Forczak will hold weekly Zoom meetings with Toby, to follow progress and report this back to the community.

Lono Waiwaiole mentioned the idea of providing the community with one more chance to express their opinions and ideas for the Aquatic Center before we rush forward with repairs. After much discussion of how that might look, the BOD decided to send an eblast letting the community know that they will have time at the next BOD meeting during Open Forum for this. Questions and comments may also be sent in.

PRO SHOP SIMULATOR: Mark Ward gave a presentation/slide show explaining what a golf simulator is, various brands, benefits/costs, and what would need to be done in the Pro Shop to get ready to house the simulator. Some changes will need to be made to get ready to install the simulator. His projected cost to renovate the room to the right in the Pro Shop is \$2,750. The company being considered is Launch House and the model is Eye X02. We would pay \$24,358 for this product, plus a yearly software cost of \$250 and an installation fee of \$2,000 (an initial cost of \$26,608).

OLD BUSINESS: None

NEW BUSINESS: None

COMMITTEE REPORTS:

Budget/Finance: Rob Peters reported that the 10-year Reserve Budget edits have been completed and are ready to be sent to Schwindt. They expect the first draft to be ready in July.

He also reported that after applying the \$500,000 matured CD, plus \$10,000 in interest earned, our current principal balance on the pool loan is \$466,610.60.

By the end of June we will have received \$282,720 from home sales, which is on track with the budget.

LARC: Cindi McCollough reported that she has spent several days working with Mary Manning visiting various properties, with one particular property an issue. She praised Mary for hard work and grace under pressure. Our Administrator Michelle Lee continues to work with LARC to resolve issues.

LARC would like to have written criteria to use when determining which homeowners will receive help with yard issues, due to medical or financial issues. This will insure fairness in these decisions. This needs to be written and added to our KCCA documents.

NO REPORTS FROM OTHER COMMITTEES:

C&A

Greens

Hello Neighbors

House

Pool

ADJOURNMENT: Bryan Daum moved to adjourn the meeting the meeting at 8:45 p.m., seconded by Rob Peters. Approved 7/0.