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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, October 8, 2024, at KCCA Clubhouse

Regular Session

6:30pm in the Banquet Room

CALL TO ORDER: President Mike Ceccanti called the meeting to order at 6:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL OF DIRECTORS: President Mike Ceccanti, Vice President Bryan Daum, Secretary Cherie Gilmore-Forczak, Treasurer Rob Peters, Directors Lono Waiwaiole, Mark Ward, and Cindi McCollough were present. Also present were Michelle Lee, Administrator, and Yvette Curiel, Assistant to the Administrator.

OPEN FORUM: The BOD President requested that Aquatic Center Repair questions be saved until after our guests had a chance to speak. There were no general questions or comments.

PRESIDENT:

- Approve the Agenda of October 8, 2024. Cherie Gilmore-Forczak made a motion to approve the Agenda, seconded by Bryan Daum. Approved 7/0.
- Toby White and Alexandro Ramos from Forensic Building Consultants were present. Toby explained the process used by Forensic to recruit and vet a contractor for our Aquatic Center repair project. He said we now have bids from two reputable companies. The BOD will interview each contractor in an Executive Session and then make a decision. At that point choices will be made to repair those areas that will allow us to open the pool and stay within budget.
- Approve the Meeting Minutes of September 11th, the Special Meeting Minutes of September 16th, the Work Session Minutes of September 24th and the Special Meeting Minutes of September 27th. Cindi McCollough made a motion to approve all the minutes, seconded by Cherie Gilmore-Forczak. Approved 7/0.

- General Board Meeting Format to include Work Session. Rob Peters made a motion stating that going forward, the KCCA Board of Directors Regular Session Meeting will take place once a month, on the second Tuesday of the month at 6:30pm. The Board of Directors Work Session will be held prior to the Regular Session, with the time noted on the posted Agenda, seconded by Cherie Gilmore-Forczak. Approved 7/0. It was noted that the BOD can hold a Special Session later in the month if needed.
- Attorney Update. Mike Ceccanti announced that a new KCCA attorney has been selected by the BOD. Kathleen Profitt (Profitt Law PC) will handle our legal business, including contracts for the pool repairs. Chris Tingey will no longer be employed for general needs.

OLD BUSINESS:

- Committee Chairs vs Liaison A BOD member will remain the chair of each committee, but it is suggested that committees make use of their ability to appoint vice chairs. This could free up BOD chairs and allow more input from the committee to the BOD.
- Zoom meetings – the BOD will continue to work on making meetings available to community members through Zoom. This is still a priority.

SECRETARY: No report

TREASURER REPORT: September finances will be reviewed at the end of October. Schwindt has almost completed their review of our 2023 financials. There have been 11 home sales, and we are on track to make what we want for our Reserves. The 2025 budget will be presented soon.

Rob Peters made a motion to grant the KCCA Board of Directors Aquatic Center Repair Liaisons the authority to approve work under \$5,000, without BOD or Budget and Finance Committee approval in advance, to keep the Aquatic Center repair work moving forward without delay. All projects approved by the Pool liaison team will be reported to the Budget & Finance Committee and the BOD at the next meetings. The motion was seconded by Bryan Daum. Approved 7/0.

NEW BUSINESS: Cherie Gilmore-Forczak made a motion to approve the J.H. Kelly Project bid #24000.71.386 in the amount of \$6,430, for the addition of new door louvres in the existing doors serving the pool chemical storage closet and the pool equipment room, seconded by Rob Peters. Approved 7/0.

COMMITTEE REPORTS:

BUDGET AND FINANCE: A 3rd bid has come in for landscaping. The goal is to have common areas taken care of by an outside company, freeing up the golf crew to do their work.

CLUBS & AMENITIES: No current information to report.

GREENS: The Men's Club and Women's Club are bringing their activities to an end for the season.

HELLO NEIGHBORS: A wonderful western-themed dinner and dance was held in September. The next big event is a Halloween themed night with a well-known magician. You can purchase tickets at the office for \$15.

HOUSE: We are waiting for the window in the Banquet Room to be repaired. November 1st is the current goal. They are getting bids to cover ceiling panels in the Banquet Room.

LARC: The committee now has five members. They are working to tweak the process from forms to accounting for repairs or compliance. They may be able to find funds that could help with the problem of curbs and sidewalks needing repair. They also hope to find volunteers to help with yard cleanup.

POOL: The outdoor pool has closed after another successful season.

EXECUTIVE SESSION: None

ADJOURNMENT: Bryan Daum made a motion to adjourn the meeting at 7:43pm, seconded by Cindi McCollough. Approved 7/0.