

**MARINER'S COVE ASSOCIATION  
MINUTES OF  
THE REGULAR BOARD OF DIRECTORS MEETING**

**DATE:** Monday, November 5, 2018

**PLACE:** On-Site, Club House  
800 Lunalilo Rd.  
Honolulu, HI 96825

**BOARD OF DIRECTORS PRESENT:**

President Ken Middleton  
VP Dr. Franklin Smith  
Treasurer Joel Brilliant  
Director Jihee Nguyen  
Director Judy Sobin

**EXCUSED:**

Secretary Elizabeth Reilly  
Director Rick King  
Director Nanci Miller

**BY INVITATION:**

April Padello, CMCA®, AMS®, Sr. Property Manager, Hawaiian Properties, Ltd.  
Joseph Barros, Site Manager; departed after the Site Manager's Report

**OWNER'S PRESENT:** Brian Lynch

**CALL TO ORDER:** Noting the presence of a quorum of the Board of Directors, President Middleton called the meeting to order at 7:10 p.m.

**OWNER'S FORUM:**

Brian addressed the Board with his concerns on the noise, the barbeque smoke (as his wife has asthma), and pool hours since the pool has been open for Sundays.

**APPROVAL OF MINUTES:** The Board unanimously agreed to approve the minutes of the Regular Board of Directors meeting held on August 20, 2018 Regular Meeting minutes as submitted.

**FINANCIAL:**

- 1) **Treasurer's Report:** Treasurer Brilliant gave a verbal report.
- 2) **Acceptance of the financials:** The Board unanimously agreed to accept the financial statements for August and September 2018, subject to audit.

**SITE MANAGER'S REPORT:**

- 1) SM Barros and Zack Zimmer submitted a written report. A copy will be on file with the management company. SM Barros gave a verbal update.

**UNFINISHED BUSINESS:**

- 1) **Mariner's Cove Neighborhood Signs:** Deferred.

- 2) **Signage:** After much discussion, the Board requested the signage for “No Smoking” and “Pets be posted in the clubhouse after obtaining legal opinion.
- 3) **Board Vacancy:** Deferred
- 4) **Harassment Complaint Procedure:** After much discussion, the Board requested a Memo/Notice for Complaint Procedure be drafted for their review and approval for posting onsite.

**NEW BUSINESS:**

- 1) **Ratify 2019 Budget:** The Board unanimously agreed to approve the 2019 budget as revised with no increase to the dues and submitted by PM Padello and Treasurer Brilliant. The Board also approved to ONLY have the summary of the 2019 budget that was done by Treasurer Brilliant mailed to all owners.
- 2) **Propose Increase for Boat Storage Fee:** Deferred
- 3) **2019 Annual Meeting / Regular Board Meeting:** The Board scheduled the Annual and Regular Board meeting to follow on Monday February 11, 2019.
- 4) **Family Holiday Potluck Event/Party:** The Board scheduled the event for Sunday December 9, 2018 from 3-6 pm and to approve expense funds for Director Nguyen at a cost not to exceed \$500.00. PM Padello is to inform Jo Ann Kocher to send a blast email to the owners of this event and to request they R.S.V.P by email with the number of children and adults.
- 5) **Pool Grills:** After much discussion, the Board requested SM Barros research the cost and options for propane stainless grills.
- 6) **Approval for Payment to Hawaiian Properties for September 19, 2018 Informal Meeting –**  
The Board unanimously agreed to approve the additional expense/payment for the informal meeting.

**EXECUTIVE SESSION:** The Board went into Executive Session to discussion legal matters.

**NEXT ANNUAL / REGULAR BOARD OF DIRECTORS MEETING:** Monday, February 11, 2019, on site in the clubhouse, 800 Lunalilo Home Road, Honolulu, HI 96825.

**ADJOURNMENT:** President Middleton adjourned the meeting at 8:30 p.m.

---

April Padello, CMCA®, AMS®  
Recording Secretary

Hawaiian Properties, Ltd.  
Managing Agent for  
Mariner's Cove Association