

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

**DATE:** Monday, August 19, 2013

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

**BOARD OF DIRECTORS PRESENT:**

President Noah Parker  
VP Ken Middleton  
Treasurer Wendell Akita  
Secretary Elizabeth Reilly  
Director Robert Fagerson  
Director Gus Hannemann  
Director Rick King  
Director Dr. Franklin Smith

**EXCUSED:**

Director Bernadette Gruzinsky

**BY INVITATION:**

John Brewer, Association Manager, Hawaiian Properties, Ltd.

**OWNER'S PRESENT:** None.

**CALL TO ORDER:** Noting the presence of a quorum of the Board of Directors, President Parker called the meeting to order at 7:01 p.m.

**OWNER'S FORUM:** None.

**APPROVAL OF MINUTES:** President Parker moved to approve the following minutes as submitted.

- 1) Regular Board of Directors Meeting held on May 20, 2013
  - 2) The Executive Session of the Regular Board of Directors Meeting held on May 20, 2013
- The motion was seconded and unanimously approved, motion adopted.

**FINANCIAL:**

1) **Treasurer's Report:** Treasurer Akita gave a verbal report.

2) **Acceptance of the financials:** Director Smith moved to accept the financial statements for February, March and April 2013, subject to audit. The motion was seconded and unanimously approved, motion adopted.

3) **Reserve Account(s) & Maturing CD(s):** AM Brewer gave a verbal report.

**SITE MANAGER'S REPORT:** SM Barros and Zack Zimmerman submitted a written report on August 18, 2013.

**UNFINISHED BUSINESS:**

**1) Capital Improvements:**

- a) **Termite Treatment:** Tabled.

**NEW BUSINESS:**

**1) Resolution Regarding Late Charges for Delinquent Dues and/or Other Charges:** Director Smith moved to increase the late fee from \$10.00 to \$50.00 and approve the attached 'Resolution of the Board of Directors of Mariners Cove Association Regarding an Increase in Late Fees'. The motion was seconded and unanimously approved. Motion adopted.

**2) Ratify the Approval of the Expenditures for Bathroom, Kitchen & Meeting Room Renovations:** The Board of Directors unanimously ratified the approval of capital expenditures in the amount of \$7,605.71 for the bathroom, meeting room and kitchen renovation work.

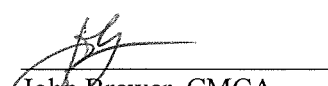
**3) Convert Pool to Saline:** Director Hannemann moved to accept the proposal submitted by All Pool & Spa for the Hayward commercial salt chlorine generator and installation. The motion was seconded and unanimously approved. Motion adopted.

**4) Board of Water Supply 2013 Water Quality Report:** The Board of Water Supply 2013 Water Quality report has been received for the Association. The report states, "This report contains test results showing your water is safe to drink and meets all federal and state requirements." The report is available upon request from Hawaiian Properties, Ltd.

**NEXT REGULAR BOARD OF DIRECTOR'S MEETING:** Monday, November 18, 2013. Call to Order will be at 7:00 p.m. The meeting will be held on site in the club house, 800 Lunalilo Home Road, Honolulu, HI 96825.

**EXECUTIVE SESSION:** For legal and personnel issues was from 8:01 p.m. to 8:09 p.m.

**ADJOURNMENT:** There being no further business to discuss President Parker adjourned the meeting at 8:01 p.m.

  
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John Brewer, CMCA  
Recording Secretary

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

RESOLUTION OF THE BOARD OF DIRECTORS OF MARINER'S  
COVE ASSOCIATION REGARDING AN INCREASE IN LATE FEES

WHEREAS:

An owner's failure to pay assessments to Mariner's Cove Association ("Association") undermines the financial stability of the Association and imposes an unfair burden on the owners who are paying their assessments on a timely basis; and

Article II, Section 2, and Article VI, Section 1 of the By-Laws of Mariner's Cove Association authorize the Board of Directors of the Association ("Board") to manage and control the Association and to collect assessments from a delinquent owner; and

The Board has determined that the imposition of a reasonable late fee will promote prompt payment of assessments and will also remedy, in part, the harm that arises from late payments, all of which are in the best interests of the Association; and

On November 24, 2008, the Board adopted a Resolution imposing a \$10.00 late fee, effective January 1, 2009; and

The Board has determined that a late fee of \$10.00 no longer effectively serves the purposes underlying the imposition of a late fee, and that a higher and reasonable late fee is warranted.

NOW THEREFORE, the Board of Directors of Mariner's Cove Association adopts the following Resolution:

RESOLVED:

1. The Managing Agent of the Association shall charge a delinquent owner a late fee of FIFTY DOLLARS dollars (\$50) for an assessment which is not paid in full as of the 15 day of the month in which the assessment is due, effective DECEMBER 31, 2013.

CERTIFICATE

I hereby certify that the above Resolution was adopted pursuant to the DECLARATION OF PROTECTIVE COVENANTS FOR MARINER'S COVE ASSOCIATION, as amended, and the BY-LAWS OF MARINER'S COVE ASSOCIATION, as amended by the Board of Directors of the Association, at a Board meeting on AUGUST 19, 2013.

DATED: Honolulu, Hawai'i;     AUGUST, 19    , 2013.

Elizabeth Reilly, Secretary  
(Print Name)