



# HAWAIIAN PROPERTIES, LTD.

Property Management and Sales

1165 Bethel Street, 2nd Floor    Tel (808) 539-9777  
Honolulu, Hawaii 96813        Fax (808) 521-2714  
Mailing Address:  
P.O. Box 38078  
Honolulu, HI 96837-1078



## NOTICE OF ANNUAL MEETING OF MARINER'S COVE ASSOCIATION

NOTICE IS HEREBY GIVEN that the **2019 ANNUAL MEETING** of Mariner's Cove Association has been called and will be held:

**DATE:**            **MONDAY, FEBRUARY 11, 2019**

**TIME:**            **6:30 P.M. – REGISTRATION**  
                         **7:00 P.M. – CALL TO ORDER**

**PLACE:**          **ON SITE, CLUBHOUSE**  
                         **800 LUNALILO HOME ROAD**  
                         **HONOLULU, HI 96825**

For the following purpose:

1. To receive the Reports of Officers;
2. To elect Directors as prescribed in the By-Laws; and
3. To transact such other business as may properly come before the Meeting.

Owners on record as of **Monday, February 11, 2019** with the Managing Agent shall be entitled to vote at the Meeting. **All Owners are encouraged to attend the Meeting; however, you are also requested to complete and sign the enclosed proxy and return it in the enclosed envelope whether or not you will be attending the Meeting. The necessity of having a quorum prompts the Board of Directors to request that ALL OWNERS SEND IN A PROXY.** If you personally attend the Meeting, you will be able to vote as your proxy will be considered revoked. Please take the time now to complete and return your proxy. Note, per State of Hawaii Law, proxies for previous Association Meetings are not valid for this Meeting.

BY CALL OF THE BOARD OF DIRECTORS

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

April Padelle  
Sr. Property Manager

Date of Notice: **Thursday, December 20, 2018**

ALL PROXIES MUST BE RECEIVED AND FILED WITH THE SECRETARY OF THE BOARD OF DIRECTORS OR THE MANAGING AGENT **NO LATER THAN 4:30 P.M., THURSDAY, FEBRUARY 7, 2019.**

**MARINER'S COVE ASSOCIATION  
ANNUAL MEETING  
MONDAY, FEBRUARY 11, 2019**

**AGENDA**

- I. CALL TO ORDER**
- II. PROOF OF NOTICE OF MEETING**
- III. MINUTES OF PREVIOUS ANNUAL MEETING**
- IV. REPORTS OF OFFICERS**
- V. APPOINTMENT OF INSPECTORS FOR ELECTION**
- VI. ELECTION OF DIRECTORS**
- VII. NEW BUSINESS**
  - A. Income Tax (Rollover) Resolution**
- VIII. ADJOURNMENT**

## **Association Meeting Rules**

1. Smoking is not permitted in the meeting area.
  2. This is a private meeting and attendance is restricted to owners and proxy holders representing owners, staff, and other persons who have been specifically invited by the board. All others are required to leave.
  3. Owners desiring to speak must stand and be recognized by the Chairman. Owners must state their **name and unit each time**. The owner must **use the microphone, if available**, so that everybody else can hear.
  4. All remarks must be **directed to the Chairman**, not directly to other attendees. Personal attacks, vulgarity, or offensive language can result in loss of debate privileges.
  5. Long and complicated motions must be in writing and delivered to the Chairman, signed by the maker and seconder. This will help avoid confusion and insure that everybody knows the exact wording of the motion.
  6. Discussion is normally limited to the motion being considered. Therefore, please don't start a long discussion unless a motion is already pending for consideration.
  7. In order to be sure that everybody has a chance to speak, each individual shall have a limit of 2 minutes per speech and a limit of 2 speeches per debatable motion.
  8. Nomination and election debate for elected office shall be limited to one speech per nominee (or his/her delegate) for a maximum of 2 minutes per speech.
  9. Reports shall be limited to 10 minutes each.
  10. Any board member whose removal is proposed shall have a debate limit of 10 minutes for each of the two speeches. The board member may choose to speak last after all other debate has concluded.
  11. Ballot voting on any motion (including the election) will remain open for 10 minutes, (or until the results are announced) unless extended by the owners.
  12. No video-taping or other electronic recording is permitted (except for production of the minutes) during any of the proceedings unless first approved by the Association members at the meeting. Electronic devices shall be silenced.
  13. The president may appoint a chairman pro-tem for the Association meeting.
  14. The board of directors is authorized to approve the minutes of the Association meetings.
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**MARINER'S COVE ASSOCIATION**  
**2018 ANNUAL MEETING MINUTES**  
On-Site Clubhouse, 800 Lunalilo Home Road, Honolulu, Hawaii 96825  
Thursday, March 8, 2018

**I. CALL TO ORDER**

President Middleton called the meeting to order at 7:00 p.m. There was 61.2189% of the Ownership that was represented at the meeting in person or by proxy.

**II. PROOF OF NOTICE OF MEETING**

Pursuant to Article III Section 4 of the By-Laws of the Mariner's Cove Association, Proof of Notice of the Meeting was sent to all Owners of record on January 15, 2018.

**IV. APPROVAL OF MINUTES**

The Minutes of the Association's 2017 Annual Meeting held on Monday, March 06, 2017 were approved as distributed by unanimous consent. There being no objection, The Board of Directors was authorized to approve the Minutes of this Annual Meeting and all future Association Meetings.

**V. REPORT OF OFFICERS**

**A. President's Report:** None

**B. Vice President's Report:** None

**C. Treasurer's Report:** None.

**D. Auditor's Report:** The Annual Audit for the fiscal year ending December 31, 2017 was adopted by unanimous consent.

**VI. APPOINTMENT OF TELLERS**

Carol Jaxon and Ellen Parker were appointed as Tellers to certify any counted vote for the Meeting.

**VII. ELECTION OF DIRECTORS**

Nominations and elections were conducted. The results are:

<u>Name</u>	<u>First Ballot</u>	<u>Result</u>
Nanci Miller	8.2922%	3 year term (expires in 2021)
Ken Middleton	47.8044%	3 year term (expires in 2021)
Joel Brilliant	46.13775%	3 year term (expires in 2021)
Rick King	45.89385%	2 year term (expires in 2020)
Noah Parker	0.9756%	--
Monica Shigenaga	0%	--

## VIII. NEW BUSINESS

- A. Tax (Rollover) Resolution:** The following resolution was adopted by unanimous consent of the Owners:

“Resolved by the Owners of the Association that the amount by which each Member’s assessment in 2018 exceeds the total payments of the Association for maintenance, repairs, and other expenses and capital expenditures of the Association as the Board of Directors has appropriately paid or determined payable, shall be applied to regular Member assessments on the year 2019.”

- B. Ratification of Board of Directors’ Selection of Auditor:** In accordance with Article V, Section 8 of the By-Laws, the Board of Directors selection of Felice Valmas, CPA as Auditor was ratified by unanimous consent.

## IX. OWNER’S FORUM:

An Owner’s Forum was conducted after adjournment of the Annual Meeting.

## X. ADJOURNMENT

There being no further business, the 2018 Annual Meeting was adjourned at 7:48 p.m.

Submitted:

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April Padello, CMCA®, AMS®  
Recording Secretary

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

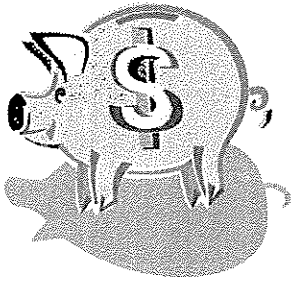
Mariner's Cove Association  
 Insurance Summary  
 Date Prepared: September 6, 2018

Business Insurance Services, Inc  
 615 Piikoi Street Suite 1901  
 Honolulu, HI 96814

Agent: Reid Higashi  
 Direct Line: 808-592-4054  
 Direct Fax: 808-628-6806  
 E-mail: rhigashi@bisih.com

Coverage	Limits	Term	Policy Period	Annual Premium	Insurance Company	Comments
<b>Property</b>						
Building & Business Property Replacement Cost	\$ 531,000	Annual	9/10/18-19	\$ 2,373.40	Lloyd's of London	
Retaining Walls	\$ 45,000					
Deductible (All other perils excluding Hurricane)	\$ 5,000					
Hurricane Deductible (2% per Bldg w/ \$25k Min)						
<b>Comprehensive General Liability</b>						
General Aggregate	\$ 2,000,000					
Products & Completed Operations Aggregate	\$ 2,000,000					
Personal & Advertising Injury	\$ 1,000,000	Annual	9/10/18-19	\$ 2,620.45	Covington Speciality Insurance Company	
Each Occurrence	\$ 1,000,000					
Damages to rented premise	\$ 100,000					
Medical Payments to Others	\$ 5,000					
Hired/Non-Owned Automobile (occurrence)	\$ 1,000,000					
<b>Commercial Umbrella</b>						
Each Occurrence	\$ 5,000,000					
General Aggregate	\$ 5,000,000	Annual	9/10/18-19	\$ 1,800.00	National Surety Corporation	Provides coverage above the Directors' & Officers' Policy
Products & Completed Operations Aggregate	\$ 5,000,000					
Retained Limit	\$ -					
<b>Directors &amp; Officers Liability</b>						
Each Occurrence	\$ 2,000,000					
General Aggregate	\$ 2,000,000	Annual	9/10/18-19	\$ 2,351.00	United States Liability Insurance	Includes coverage for the Management Company
Deductible	\$ 2,500					
<b>Fidelity Bond</b>						
Deductible	\$ 100,000	Annual	9/10/18-19	\$ 459.00	Great American Insurance Company	
<b>Workers Compensation</b>						
Bodily Injury (each accident)	\$ 500,000	Annual	1/1/18-19	\$ 3,067.00	Hawaii Employers Mutual Insurance Company	
Bodily Injury (each employee)	\$ 500,000					
Bodily Injury (Policy Limit)	\$ 500,000					

*This summary is a brief outline of your insurance policies and is a matter of information only. It does not amend, extend or alter the coverage's afforded by the companies. You must refer to the provisions found in your policies for the details of your coverage's, terms, conditions and exclusions that apply.*



# **ATTENTION ALL OWNERS**

It is important to send in your proxy form even if you plan to attend the Annual Meeting.

A quorum of the owners should respond via proxy; otherwise, it may cost the Association additional funds for a reconvened meeting if a quorum is not established.

Please send in your proxy form before the deadline (postage-free return envelope enclosed).

You may also fax your proxy to Hawaiian Properties, Ltd. at (808) 521-2714.