

KeNaniKai
Building Committee Meeting
March 14, 2010
3:30 PM Hawaii Time

ROLL CALL

Committee MEMBERS

Jim Gartland X
Darryl Canady (Chair) X
Paul Cawthorne, Res. Mgr. X
David Baccus, KNK Pres. (Out of Town) A
Dave Brooks (Out of Town) A
Nile Aubrey X
(X = attended A = absent)

Guest:

Janet Kennedy
Dick Novak
Paul Kennedy
Jim Bevell

APPROVAL OF PREVIOUS MINUTES

No meeting minutes

NEW BUSINESS

1. Patch & resurface road

- Patch road
- What material to use
- Set of Specifications
- Cost of materials
- Bids on work

Cost of work done in house, if any

We had a walk around on Fri. March 12 with JM Paving and they will have their bid on this project, also a specification sheet, so we can get two or more other bids on this project. This information should be back to us by week ending 3-19-10.

2. Work Shed

- *We discussed this project and it was determined, by a unanimous vote, that it wasn't worth spending 20 to 30 thousand, so voted to not recommend it be done to the BOD, but refer to the Long Range Planning Committee for their discussion on doing a new Work & Equipment building as was originally on the plans for KNK.*

3. Wood fence for material storage

- *This project was dropped, because it went along with the work shed.*

4. Putting green fence

- In house or job out

Reported by RM that this had been constructed already in house. Less than \$1,000 on this project.

5. Presentation on proposed changes to the KNK Construction Rules and Regulations.

- *Presentation made and it was voted unanimously to forward to the BOD for their final approval and implementation.*

Items of discussion w/RM

6. KNK #246. What work has been done and what is still needed?

We had been notified by owner that they want to install a roof/shade cover over their patio (see attached). This was rejected and we asked the RM to send them a letter, with the reasons why.

7. KNK #229. How much work is left to be done?

Per RM, Still work to be done. We will be notified when complete.

8. KNK #154. 12-07-09 Renovation letter sent today?

Per RM, no further requests from owner, project dropped.

9. KNK #259. Repair of Stairs.

Per RM Repairs made by licensed contractor, all is fine now. We will drop this from our list. Lesson learned, use licensed contractor, with a set of plans.

10. KNK #208 12-07-09 prepared package to send to owner for re model.

Per RM and Jim Gartland, job completed.

11. KNK #220 Owner would like to know if she can purchase enough of the Material squares left over from the tennis court, to redo her upper lanai. (See Correspondence Attached (A))

We felt that the colors were not compatible with other patios and decks. When this patio is re-covered with any material, it should be checked for dry rot in the underpinnings and covered with a vapor barrier. It wasn't the material that was the problem; it was colors of the material. They should be earth tones.

12. KNK #134 CC & R's (Exhibit B)

Copy of First Restatement of the Declaration of Condominium Property Regime of Ke Nani Kai N.1. Alterations by Disabled Occupants, has been placed in the Committees Unit folder.

13. KNK #140 Front Porch Tiling of Steps (See Photos)

Reported by Jim Bevell, that there had been tiles laid on the front porch of this unit (Photos to come later). It appeared that they were the same color and style as the ones used on the upper units at KNK. In our discussion it was determined that this must have taken place after the BOD had deigned this use at their last BOD meeting, for this Unit. We unanimously, requested the RM to look into this matter, and give us a report.

Comments from attending homeowners:

KNK #135

It was reported by Jim Benill that there has been seen and reported to the RM, water leakage from KNK #235 front porch into the front entry way of KNK #135. There have been pictures Taken which show an accumulation of water on the landing after a big rain. We have referred this matter to the RM for study, and then get back to us.

KNK #103 *Bill Franklin, asked us about the creation of an exercise facility. We referred him to the long Range Planning Committee.*

The next meeting of the KNK Building Committee,
Will be called, when needed.

ADJOURNMENT

Time: 4:45 PM HST

Darryl Canady

Building Committee Chair

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