

**ASSOCIATION OF APARTMENT OWNERS OF  
EMMALANI COURT  
ANNUAL MEETING – February 9, 2022  
ON-SITE: RECREATION CENTER, KAUAI, HAWAII  
& VIA AUDIO AND VIDEO CONFERENCE**

**CALL TO ORDER**

President Tess Rae called the meeting to order at 2:01 p.m. HST. Management Executive Whit Van Blargen was the Recording Secretary for the meeting. A quorum was established with 62.1336% present in person or by proxy. The voting quorum was 62.1336%.

**IN ATTENDANCE:**

Board members present: President Tess Rae; Vice President Frederick Schroeder and Director Jim Smith.

Board members present via zoom: Treasurer Bryan Baker and Secretary Jeffrey Boone.

Invited Guests: Resident Manager Sean O'Malley; Hawaiiana's Management Executive Whitney Van Blargen; Hawaiiana's Management Assistants Hinahea Langi.

**PARLIAMENTARY AUTHORITY**

Robert's Rules of Order, Newly Revised, were the governing authority for this meeting in any instances not covered by the Association Bylaws or HRS 514B.

**APPROVAL OF MINUTES**

The 2021 annual meeting minutes were unanimously approved.

**REPORTS OF OFFICERS**

**President's Report:** President Rae submitted and read aloud a written report (attached).

**Treasurer's Report:** Treasurer Baker submitted and read aloud a written report (attached).

**Resident Manager's Report:** Resident Mgr. O'Malley submitted and read aloud a written report (attached).

**Audit Report:** The auditor's report for the year ending 2021 was available upon check in. The Auditor's report was adopted by unanimous consent.

## ELECTION OF DIRECTORS

Nominations and the elections were conducted. There were two open positions on the Board, each for a three-year term. Since there were two positions available and only two candidates, the Bylaws were temporarily suspended and the candidates were unanimously elected via acclamation.

| <u>Candidate</u> | <u>Term Expires</u> |
|------------------|---------------------|
| Jeffrey Boone    | 2025                |
| Jim Smith        | 2025                |

## UNFINISHED BUSINESS

None

## NEW BUSINESS

**Tax Resolution:** The following resolution was unanimously adopted: "Resolved, by the members of The Association of Emmalani Court Apartment Owners, that the amount by which members' assessment in 2022 exceeds the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against 2023 OPERATING EXPENSES."

**Owner's Forum:** Discussion in the forum included board-meeting announcements, tree trimming, personal BBQ's and personal change.

## ADJOURNMENT

The meeting adjourned at 2:49 p.m. HST



Whit Van Blargen  
Recording Secretary

Approved:  
Date and Initials