

Kona Paradise Property Owners Association Board of Directors - Meeting Minutes

Date: November 15, 2025

Time: 10:00 am HST

Place: via Zoom

CALL TO ORDER:

Recording Secretary: Lisa Licavoli

ROLL CALL/ESTABLISH QUORUM:

- Board of Directors (BOD) Steve Ayers, Christopher Gardiner, Valentina Cosa, Lisa Licavoli, Paul Curran, Linda Marten, Leo Dodier, Eddie Barnes, Gail Schlenker and Pam Huey.

APPROVAL OF MINUTES:

- Steve Ayers made a ***motion***, and Christopher Gardiner seconded it, to approve the minutes of the Board Meeting Minutes of September 20th with the correction of the term Lot 55 changed to Parcel 55. The motion passed unanimously.

BUSINESS

- Pam Huey **motioned** to appoint Roz (Rosalind) Newlon to the Board of Directors. Steve seconded the motion. All were in favor.
- Rhona Becker agreed to volunteer her services to count votes in the upcoming election, as the Secretary will be off Island. Steve **motioned** to approve Rhona as the managing agent to count votes and Pam seconded it. It was unanimously approved.
- It was brought to our attention that the Roads need work. Rod Streeter is working on this project. It has been estimated that the work will be around \$300,000. Valentina said we have this in the reserves and the project can be funded without raising the yearly dues. Steve **motioned** to commit \$300,000 for the 2026 Road Improvement Budget and Leo seconded it. It was unanimously approved.
- *** There was a disruption in the Zoom meeting and Leo was unable to get back in the meeting.
- Steve **motioned** and Valentina seconded it to replace our current attorney, who is unable to get back to us in a timely matter. Christopher is tasked with finding a replacement. The motion was approved. Paul abstained.
- Steve announced that the Kona Paradise HOA new mailing address is 87-369 Kaohe Road.
- A discussion ensued regarding how to flag properties with violations in Buildium. It was finally decided that it was best to reach out to Buildium to see if there is a way to customize this application for easy use on our part. Additionally, Christopher, Quentin and Nancy will meet next week to discuss how to best utilize the ARC module on Buildium.
- Non-association materials are being left on the beach and possibly the pickleball court. Steve **motioned** and Lisa seconded that a policy needs to be written to clarify what equipment can or cannot be left on association property. There was some discussion about whether the pickleball court should be added to the policy. The policy would have to be voted on and passed to go into effect. Pam and Roz abstained.
- A thorough discussion, but unresolved, about how complaints should be handled by the board was had. Steve thought a 3-person compliance panel should be created, others disagreed. He is experiencing frequent visits to his home by residents of Kona Paradise to complain about numerous and varied issues, that may, or may not, fall under the board's purview. It will be further discussed at the next meeting.
- Steve **motioned** and it was seconded by Pam to extend construction time constraints to the house on the corner of Carissa.

REPORTS OF OFFICERS AND COMMITTEE CHAIRS:

1. Valentina **motioned** to approve the budget for 2026. Steve seconded it. It was unanimously approved.
2. It was reported that delinquency letters have been sent out to homeowners who are in arrears on their HOA dues. The top delinquencies are from lots 91, 93, 202, 120, 89 and 334-A. They make up a large percentage of the \$44,424 that is overdue.

ADJOURNMENT – The meeting was adjourned at 12:07 HST.

NEXT BOARD OF DIRECTORS MEETING

The next BOD meeting will be held on January 17, 2026; agenda items are due January 10th.