KANALOA AT KONA
ASSOCIATION OF APARTMENT OWNERS
MEETING OF THE BOARD OF DIRECTORS - MINUTES
APRIL 24, 2026 | 8:00 AM HST
KANALOA CLUBHOUSE AND ZOOM VIDEOCONFERENCING

I. CALL TO ORDER

President Wayne House called the meeting to order at 8:01am.

II. ROLL CALL/ ESTABLISH QUORUM

Board of Directors Present in Person: Wayne House, Stephen Tanberg, George Pittman, Wendy Benson, Mikel Bryan, Bill Wesslund and Mark Holzwarth.

Managing Agent Representatives: Castle Resorts & Hotels – Jim Heather, Matt Bailey, Dean Yamamoto, Lynn Shimabukuro and Renette Carpio (in person).

Various owners were present in person or via Zoom videoconferencing.

III. PROOF OF NOTICE OF MEETING

Notice of meeting was posted on April 17, 2026.

IV. APPROVAL OF MINUTES

MOTION (1): Wendy Benson moved to approve the minutes of the 1/30/26 regular board meeting as presented; seconded by Steve Tanberg. The motion was approved by majority consent with two abstentions by Mikel Bryan and Mark Holzwarth.

V. PROPERTY MANAGER'S REPORT (Jim Heather)

The presentation of the manager's report was deferred to the annual meeting held later that day.

VI. OFFICERS / COMMITTEE REPORTS

Except for the Treasurer's 1st quarter financial report, the presentation of the officers' and committee reports were deferred to the annual meeting held later that day. The 1st quarter financial report is attached to these minutes as Exhibit A.

VII. UNFINISHED BUSINESS

a. Planned Maintenance Update – Currently 161 units (97%) have reported completing the repairs noted on the plumbing inspection report. 3 units (2%) have reached out for quotes but have not been reported completed. 2 units (1%) have not given any update.

b. Walkway Lighting Buildings 1-4 (Irrigation Solution quotes) –

MOTION (2): Steve Tanberg moved to approve proposal #1758 submitted by Irrigation Solutions for CPL LED path lights in antique bronze for $20,516; seconded by Bill Wesslund. The motion was approved by unanimous consent.

c. Ocean Pool Bathroom Renovation – The update was deferred to the annual meeting.

VIII. NEW BUSINESS

a. Consent Calendar (board approved by email items for ratification) –

1. Plumbing Strategies	Santee running drain and vent for 2 sinks - $4,805 **MOTION (3)**: Wendy Benson moved to ratify the approval; seconded by George Pittman. The motion was approved by majority consent with one abstention by Mark Holzwarth.	Email approve 2/13/26

2. Kona Air Conditioning	Front desk AC replacement - $10,138 **MOTION (4):** Steve Tanberg moved to ratify the approval; seconded by George Pittman. The motion was approved by majority consent with one abstention by Mark Holzwarth.	Email approve 2/13/26
3. KAZ Fire Effects & PSI	Beautification Tiki Torches = $14,483 **MOTION (5)**: Wendy Benson moved to ratify the approval; seconded by George Pittman. The motion was approved by majority consent with one against by Mikel Bryan.	Email approval 3/13/26
4. GM 2025 Bonus	Accrued amount as budgeted **MOTION (6)**: Wendy Benson moved to ratify the approval; seconded by Mark Holzwarth. The motion was approved by unanimous consent.	BOD approval 4/22/26

b. Pool Tile Restoration Project (proposals for Ocean and Main Pool (for approval)

MOTION (7): George Pittman moved to approve Integrity Floor Cleaners proposal #786 for 3 pool decks at $18,897.17; seconded by Steve Tanberg. The motion was approved by unanimous consent.

c. Used Golf Cart to Replace Old Security Cart Proposal (for approval)

MOTION (8): Wendy Benson moved to approve Da Auto Guys proposal #188 for 4-seater Elite Golf Cart to replace old security cart for $8,376.96; seconded by Steve Tanberg. The motion was approved by unanimous consent.

d. Visual Roof Assessment Services from Allana Buick Bers proposal (for approval)

MOTION (9): Mikel Bryan moved to approve Allana Buick Bers proposal #2604-04640 R1 for visual roof assessment services for $14,180; seconded by Bill Wesslund. The motion was approved by unanimous consent.

e. Lanai 202 Rogge Construction proposal (for approval)

MOTION (10): Steve Tanberg moved to approve Rogge Construction proposal #69 for lanai repairs for Unit 202 for $20,340.00; seconded by Wendy Benson. The motion was approved by majority consent with one abstention from Bill Wesslund.

f. 2025 Draft Audit (for acceptance)

MOTION (11): Wendy Benson moved to accept the 2025 financial audit prepared by Kenny Jim, CPA; seconded by Steve Tanberg. The motion was approved by unanimous consent.

IX. MEETING SCHEDULE

a. Next Board Meeting – Friday, July 31, 2026, at 9:00am HST.

X. EXECUTIVE SESSION – Delinquency fees, legal matters. None.

XI. ADJOURNMENT

Meeting adjourned at 8:31am.

Respectfully submitted,

Renette Carpio 7-31-26

Renette Carpio, Director of Condominium Administration
Castle Resorts & Hotels
As Managing Agent for AOAO Kanaloa at Kona

Approved and signed: /s/ George Pittman 7/31/26
George Pittman, Board Secretary Date

Key Financial Data thru March 2026

Operating Fund Balance	$308,950.55
Regular Reserve Account Balance (net)	$1,930,432.72
Special Reserves - ADA Compliance (net)	$55,133.27
YTD Operating Fund Surplus / (Deficit)	-$6,833.13
Other Income (inc. late fees, interest, etc.)	$2,527.75
Total Registration Fees	$18,570.00
Less Expenses	$17,591.00
Net Registration Fee Income	$979.00
Reserve Account Interest	$7,956.06
Income from Castle Rental Program	$11,229.00
General Assessment to Operating	$601,799.99
General Assessment to Reserves	$211,228.35

YTD 2026 Variance Explanations

Favorable	Variance Amount	% Variance to Budget
Pest Control	$4,205.80	30.2%
Payroll Taxes & Benefits	$10,847.02	22.2%
Contract Service	$7,483.98	21.3%
BOD Travel	$2,687.20	38.4%
Recovery Reserve	$3,825.74	37.5%
Recovery Work Orders	$3,077.20	15.5%
Unfavorable	**Variance Amount**	**% Variance to Budget**
Water	-$7,767.31	27.7%