

Makaha Surfside Newsletter

85-175 Farrington Hwy Waianae HI 96792

(808)696-6990 Security 24 hours a day

(808)696-6991 Office

Hours: Monday- Friday 8am-5pm Closed for lunch Daily 12pm-1pm

October 2017

Board of Director

President- Timothy ODonnel

Vice President- Melanie Easters

Treasure- James Hopkins

Secretary- Stephen Turner

Director- Dale Head

Director- Monty Monson

Director George Logan

Makaha Surfside is running smoothly. Grounds are beautiful as always and we encourage all residents at MSS to help keep the property nice by not littering and to pick up trash they see.

On Halloween the office put together some games and prizes for the children at Makaha Surfside, It was amazing how much children came out to participate. We would like to thank all the participants and parents for joining us in this year's event. We would also like to thank the residents who donated candies for the children.

Our camera vendor and Elevator company is working together to get the cameras installed in all 5 of our elevators.

Spalling is done and Eko painting came out to start the painting project will be completed by next Friday November 10, 2017.

Receive our letter for the common area solar which has started on October 9, 2017.

Association Reserve has submitted a draft for our reserve study. The Board is looking over it and will be addressing what is needed.

We are still working on the By-laws and are currently at 61%. We have sent out email, made phone calls and sent out a second mail out to all owners who has not yet participated. We encourage you to please vote and turn it in as soon as possible. Please if you need a copy of it please contact our office at (808)696-6991 or email Hoku-MakahaSurfside@hawaiiantel.net and I will send you one.

Attach on the second page is the Code of Conduct and what all Board members must comport with. It is reviewed annually and Board members are asked to sign that they have received and understand it. Civil and respectful behavior is critical to the effective operations of MSS.

COMMUNITY SWAP MEET 1ST
SATURDAY OF EVERY MONTH
BBQ AREA FROM 9AM-12PM
PLEASE CONTACT CHARLENE IF
YOU WANT TO BE A VENDOR
(808)216-3867

COMMUNITY MEETING 2ND
SATURDAY OF EVERY MONTH
9AM IN ON-SITE MEETING
ROOM

BOARD MEETING EVERY 3RD
SATURDAY OF EVERY MONTH
10AM IN ON-SITE MEETING
ROOM

Help Makaha Surfside go
green!

Please contact Makaha
Surfside's office to
provide us with your
email address to receive
Board meeting notices,
updates and other
important messages.

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MAKAHA SURFSIDE CONDOMINIUM ASSOCIATION

CODE OF CONDUCT FOR BOARD MEMBERS

WHEREAS, the Board of Directors of The Makaha Surfside Condominium Association has the authority and responsibility to make decisions for the benefit of the entire community, and shall owe the Association a fiduciary duty and exercise the degree of care and loyalty required of an Officer or Director of a Corporation and Association organized under HRS 4414D and HRS Chapter 514B respectively.

WHEREAS, the Board wishes to ensure that it and the individual Directors (“Board Member”) maintain a high standard of ethical conduct in the performance of the Association’s business, and to ensure that the Association’s Members maintain confidence in and respect for the Board,

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF THE Association hereby adopts the following rules of conduct, standards of behavior, ethical rules, and enforcement procedures that are applicable to all member of the Board:

1. Board Members shall act in the best interest of the Association as a whole.

Board Members serve for the benefit of the community, and shall, at all times strive to do what is best for the Association as a whole. Board Members shall not use their positions as such for private gain:

- No Board Member shall solicit or accept, directly or indirectly, any gift, gratuity, favor, entertainment, loan, or other item of monetary value from an entity who is seeking a contractual or other business or financial relationship with the Association.
- No Board Member shall accept a gift or favor made with intent of influencing a decision or action on any official matter.
- No Board Member shall seek preferential treatment by the Board, any of its committees, or any contractors or suppliers of the Association.
- No Board Member shall receive any compensation from the Association or Members of the Association for service on the Board.
- No Board Member shall knowingly and willingly misrepresent facts to advance a personal cause or influence the community to advance a personal cause. Nor should they use their position on the Board to shield a member of the Association from compliance with any rules of the Association.
- No Board Member shall use his or her position to enhance his or her financial status through the use of certain contractors or suppliers or the use of the common areas or facilities of the Makaha Surfside.

The above list is not meant to be conclusive and may be modified at any time.

2. Board Members shall comply with governing documents and relevant law.

Board Members shall use their best efforts at all times to make reasonable decisions that are consistent with the Declaration, Bylaws, Rules & Regulations, and other governing documents of the Association and to be knowledgeable of all such documents. Board Members will likewise comply with and make decisions that are consistent with all applicable laws, including, but not limited to, refraining from discrimination against any person on the basis of race, gender, color, religion, national origin, family status, or mental or physical disability.

3. Board Members shall set high standards for themselves as Association Members.

Board Members shall hold themselves to the highest standards as members of the Association and shall in all ways comply with the provisions of the Association's governing documents, as amended from time to time.

4. Board Members shall work within the Association's framework and refrain from unilateral action.

Board Members shall at all times work within the Association's framework and abide by the system of management established by the Association's governing documents and the Board. The Board conduct business in accordance with state law and the Association's governing documents; shall act upon decisions duly made; and no Board Member shall act unilaterally or contrary to such decisions.

Toward that end, no Board Member shall seek to have a contract implemented that has not been duly approved by the Board, nor promise anything not approved by the Board to any contractor, supplier, owner, resident, or other party.

5. Board Members shall behave professionally at meetings.

Board Members shall conduct themselves at all meetings, including Board Meetings, Annual Meetings of the Association, and Committee Meetings, in a professional and businesslike manner. Personal attacks against other Board Members, Association Members, Residents, Management, or Guests are not consistent with the best interests of the community and will not be tolerated. Language at Meetings shall be kept professional. Though differences of opinion are inevitable, they must be expressed in a professional and businesslike manner.

6. Board Members shall maintain confidentiality when appropriate.

Board Members shall at all times maintain the confidentiality of all legal, contractual, personnel, and management matters involving the Association. Board Members shall also maintain the confidentiality of the personal lives of other Board Members, Residents, and Management.

7. Board Members shall disclose conflicts of interest.

Board Members shall always disclose to the rest of the Board all actual or potential conflict(s) of interest they or any of their family members have regarding any aspect of the business operations or rules of the Association and recuse themselves from voting on the related subject if it should come before the Board.

8. Board Members shall refrain from defaming anyone in the community.

The Association shall deem any Board Member who engages in defamation to be acting outside the scope of his or her authority as a Board Member.

9. Board Members shall refrain from harassing Association Members or Residents.

Board Members shall not in any way harass or threaten any other Board Member, Association Member, Resident or Management. The Association shall deem any Board Member who harasses, threatens, or otherwise attempts to intimidate other Board Members, Residents, or Management to be acting outside the scope of his or her authority as a Board Member.

Access by Board Members to Association records containing personal information of Association members or residents of the project must be authorized by the Board President.

10. Board Members shall refrain from interfering with Management employees and Contractor employees.

No Board Member shall unilaterally interfere with the duties of Management employees or contractor employees executing a contract in progress. No Board Member shall be allowed to have conversations regarding the day to day operations with Management staff or contractor staff. All direction to Management employees or contractor employees shall be limited to the Board President, Community Association Manager, and Operation Manager unless otherwise agrees upon by the Board.

11. Board Members will agree to the chain of communication for the Association.

Any communication from Association Members or Residents requiring Board action or interpretation of past Board actions, Rules and Regulations, Bylaws, and/or Condominium Declaration shall be sent to the Board President, Managing Agent, and/or Operations Manager. Responses to Association Members or Residents shall come from the Board President, Managing Agent, and/or Operations Manager. This does not preclude Board Members from having individual discussions with Association Members or residents with respect to non-confidential Board matters. However, Board Members shall direct Association Members and Residents to the Managing Agent and/or the Resident Manager for action on such matters.

VIOLATION OF CODE

Violations of this Code of Conduct shall be presented to the Board who after hearing from the Board member alleged to be in violation may vote to censure the subject Board Member. Upon a vote of censure the Board may additionally vote to take action to remove the Board Member (Director) as provided for in Article II, Section 7 of the Bylaws.

ADOPTED BY BOARD RESOLUTION AS PART OF THE MEETING AGENDA ON

Board of Director

Date

UPDATES

The board voted to allow all units on the first floor to work out the lanai door to side walk.

House Rule; G12. The pickings of flowers, walking through or disturbing any vegetation in the common areas are prohibited **unless it is from your sliding door to the side walk.** Any person who damages, trims, prunes or removes any vegetation will be subject to civil action and will also be responsible for fines and costs incurred for restoration

Mountain side window cleaning notice:

17. All mountainside/walkway window & louvers need to be cleaned at least once every 60 days.

Schedule below:

November 15 February 15
May 15 August 15

RUMOR OF THE MONTH

Will the maintenance fee's increase in 2018?

-Yes, by 11% see below

Unit	Maintenance Fee 2017	Maintenance Fee 2018	Reserve Contribution 2018	Total cost 2018
Studio	\$377.98	\$334.01	\$85.56	\$419.57
One bedroom	\$426.65	\$377.02	\$96.58	\$473.60
Two Bedroom	\$853.30	\$754.05	\$193.15	\$947.20
Parking stall	\$50.60	\$44.72	\$11.45	\$56.17
Service Center	\$610.04	\$539.08	\$138.09	\$677.17

October Security Beat

Domestics-	9	Maintenance Request-	35
HPD-	5	Water Leaks-	2
EMS-	9	Visitor/overnight pass-	322
HFD-	2	Visitor/overnight Parking Pass-	472
Noise Complaints-	15	Sauna use-	3
Trespass-	0	Vehicle Break in-	0
Fines-	10	Parking violations-	30
Advisements-	29	Process server-	6
Dog Complaints-	4	Feces in common area-	0
Jump fence-	0	Swimming pool advisements-	10
Smoking Advisements-	3	Vehicle Accidents-	0

Income thru office for October:

Kayak Rental \$100.00-year rental:	0	Monthly Rental \$10.00:	1
Move in fee/Short stay \$75.00:	7	Mail Box Change:	4
Bug Spray \$15.00:	2	Fob Keys \$20.00:	8

Contracts:

Term:

Kone	1/31/2022
Eager Beaver	3/15/2018
Cam Security	Anytime

Major Projects:

Solar and Spalling

Upcoming Projects:

Currently- Repairs to C407
Repaint outside of Guard shack
BBQ roof repair

Repaint walkway by C Building elevators
Remove wall by meeting room
A pool pump room repairs