

HAWAIIAN SHORES COMMUNITY ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 15, 2025 6:00 PM

The regular meeting of the Board of Directors of Hawaiian Shores Community Association (HSCA) was held at the Stables (Community Center). A quorum was established. Jeff Sargent, the President, presided. The meeting was called to order at 6:01 P.M.

Directors present: Jeff Sargent, Vlad Vorobets, Jack Wells, Polly Quigley, Lori Tetrault, William Schofield, and Tom Cumming. Also in attendance were Barbara Barr; Accounting Associate, and Jeff Beard; General Manager.

Absent: Kathy Morgan and Mike Tompkins

Members Present: Michael Moore and Eileen O'Hara

ANNOUNCEMENTS – None

APPROVAL OF MINUTES

William Schofield moved to approve the September 19, 2025, Board of Directors meeting minutes. Lori Tetrault seconded the motion. The motion passed unanimously.

REPORTS

Financial Report – Lori Tetrault reported that Cash is \$136,040.41. Investments are \$732,835.34. Long-term Liability is \$2.42 Million, and Assessments are below budget by 6%. Water is under budget by 7%. There are more water connections; however, water consumption is down. The water usage fee increase in 2024 from \$4 to \$6 per 1000 gallons may have prompted customers to conserve water. New water service connections and IIF are above budget. Escrow fees are below budget by 20%, and escrows are taking longer to close, probably due to insurance issues. Guest fees are 31% over budget. Interest and Investment income are over budget. The DWSRF Transceiver Loan was forgiven and was credited to income. Total income is above budget by 7%. Payroll is at budget. Maintenance/Park expenses are above budget; however, the overage was reimbursed from the park reserve funds. The fence project, completed by the maintenance crew, cost \$7,500.00 for supplies and \$4,699.00 for labor. This

was a considerable savings from the estimated \$33,000 a subcontractor would have charged us. The cost of this project for supplies will be reimbursed from reserve funds. The additional water yard repairs of \$23,727.09 for a check valve and tank booster bladder will be reimbursed this month from the water reserve account. Total expense is 17% above budget, and Net Income is 17% below budget after adjustment for these expenses.

FY2026 Draft Reports – Barbara discussed and answered questions regarding the draft FY2026 budget.

Tom Cumming moved to accept the draft FY2026 Budget with the understanding that there may be some modifications in the future. William Schofield seconded. The motion passed unanimously.

Comments on Reports:

General Manager Report –

Tom Cumming moved to approve the purchase of a new radiator for the Grasshopper mower, not to exceed \$2,000.00. Lori Tetrault seconded. The motion passed unanimously.

Maintenance Foreman Report – RE: the Backup Well project; Tom Cumming shared that it is difficult to find a hydrologist in Hawai'i, causing a stall.

Comments on Committee Reports: *None*

NEW BUSINESS –

Dump Trailer –

Tom Cumming moved to accept the purchase of the dump trailer from Hawaiian Beaches Water Company. William Schofield seconded. The motion passed unanimously.

Recording Secretary Contract –

Polly Quigley moved to terminate the recording secretary contract. Vlad Vorobets seconded. The motion passed unanimously.

Comments on Agenda Items by Members –

Eileen talked about roads near Keonepoko School and Honolulu Landings, and Bill 38 returns road money to owners. Jeff Sargent talked about the Stables' new fence.

Statements or Concerns from Directors –

Jeff Sargent shared that a member requested opening a fruit stand/lending library; the board discussed options of having it at Maikoiko Park. Shawn Gustin reported to Jeff Sargent that the windows are on order and that he needs a check to order materials for the park attendant shack.

Jeff Sargent moved to accept Jack Wells onto the Enforcement Review, Design Review, and Backup Well committees. William Schofield seconded. The motion passed unanimously.

Written Communications – None

OLD BUSINESS –

- a. Office Computers – Jeff Beard shared information regarding the new office computers.

William Schofield moved to adjourn. Lori seconded.

Adjournment – 6:47 P.M.



Mike Tompkins, Secretary



Date