

# HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING November 19, 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, Mike Tompkins, Jack Wells, Polly Quigley, Lori Tetrault, William Schofield, and Tom Cumming. Also in attendance were General Manager Jeff Beard and Accounting Associate Barbara Barr.

Directors Absent: Vlad Vorobets

Members Present: Michael Moore, Eda Sterner, Katy Gorman, and Eileen O'Hara

## ANNOUNCEMENTS –

Board vacancy due to Kathy Morgan's resignation.

*Tom Cumming moved to appoint Katy Gorman to the Board. William Schofield seconded. The motion passed unanimously.*

## APPROVAL OF MINUTES –

*Polly Quigley moved to approve the October 15, 2025, Board of Directors meeting minutes. William Schofield seconded the motion. The motion passed unanimously.*

## REPORTS –

**Financial Report:** Lori Tetrault reported that Cash is 118,925.36, Investments is 735,260.54, and Long-term Liability is 2.45 Million. Assessments ended the year below budget by 6%. Water is under budget by 7%. There are more water connections; however, water consumption is down. The water base fee increases next month from \$35 to \$40 per household, so this may correct the deficit. New water service connections and IIF are above budget. Escrow Fees are below budget by 15%, escrows are taking longer to close. Guest fees are 38% 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 13%. Payroll ended the year at budget. Maintenance/Park expenses are above budget; however, the overage was reimbursed from the reserve funds. The final transfer to the Operating Fund from the reserve accounts for the playground, Maikoiko Park, and water yard repairs in the amount of \$58,736 was made on 11/7/2025. Total expense is 20% above budget, and Net Income was 23% below budget before the reserve transfer. We ended the year with a balance of \$60,759 after the final reserve fund transfer. We collected \$26,808 for the emergency reserve fund.

*Tom Cumming moved Transfer \$26, 808 to the Edward Jones Emergency Reserve Fund. Lori Tetrault seconded. The motion passed unanimously.*

## Comments on Reports –

### **General Manager Report:**

Jeff Sargent asked Jeff Beard's thoughts on switching to a sand filter for the Honu Park pool. Jeff Sargent asked why we pumped 500,000 gallons more of water. Jeff Beard explained that the control valve is not working properly.

## **Comments on Committee Reports –**

### **CEAC Report:**

Asking for donations to sponsor a family for Christmas, and is looking for a TV donation; ITOPs is exploring the purchase of an AV cart to support transportation.

### **PFPC Report:**

Some discussions on Pickleball, Disc Golf, and fencing at Maikoiko.

*Tom Cumming moved to approve Woo-O'Briens's request to spread Hala Seed on the condition that the nonprofit group he represents removes the dead Halas that were poisoned and does not spread seed in the already approved view planes. Mike Tompkins Seconded.*

## **NEW BUSINESS –**

### **Insurance Premiums:**

Jeff Beard shared that our insurance raised about \$20,000.

### **Employee Appreciation Luncheon:**

December 1<sup>st</sup> at Miyo's, 11:30 AM; open to the Board to join.

### **Holiday Park Hours:**

*Mike Tompkins moved to close Honu Park on Black Friday. William Schofield seconded. The motion passed with 1 abstention.*

*William Schofield moved to close the Office and Park on Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day, making these days permanent paid holidays for HSCA staff. Katy Gorman seconded. The motion passed unanimously.*

## **Comments On Agenda Items by Members –**

Eileen O'Hara discussed the hydrology report and grant request for the Backup Well.

## **Statements or Concerns from Directors –**

Deferred to Executive Session

## **Written Communications –**

The Board discussed the four written communications from Michael Moore.

### **Adjournment – 6:52 P.M.**



Mike Tompkins, Secretary



Date