

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING December 17, 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 6:02 P.M.

Directors Present: Jeff Sargent, Mike Tompkins, Jack Wells, Polly Quigley, Lori Tetrault, Katy Gorman, and Tom Cumming. Also in attendance were General Manager Jeff Beard and Accounting Associate Barbara Barr.

Directors Absent: William Schofield and Vlad Vorobets

Members Present: Michael Moore and Eileen O'Hara

ANNOUNCEMENTS – None

APPROVAL OF MINUTES –

Tom Cumming moved to approve the November 19, 2025, Board of Directors meeting minutes. Mike Tompkins seconded the motion. The motion passed unanimously.

REPORTS –

Financial Report: Lori Tetrault reported that Cash is \$98,210.10, Investments are \$679,077.10, and long-term liabilities are \$2.44 Million. Assessments are above budget, members are paying early, and payments are up 86% from the same time last year. Water is under budget by 17%, however payments are up 14% from last year. Even though there are more water connections, water consumption is still down. The water base fee increased with the December bill from \$35 to \$40 per household, so this may correct the deficit. New water service connections are above budget. Escrow fees are above budget by 20%; property sales always slow down during the holidays. Guest fees are 34% over budget. Transfer from reserve funds in the amount of \$58,736 was deposited for the playground, Maikoiko Park, and water yard repairs. Total income is above budget by 95%. Payroll is below budget by 11%. Maintenance/Park expenses are above budget, due to the purchase of the dump trailer and the final payment for the office windows. These expenses will be reimbursed from reserve funds. Total expense is 11% above budget. Net income is 29%.

Comments on Reports –

President's Report: There was some discussion on the alternative route study shared at Representative Greggor Ilagan's town hall meeting. Jeff Sargent shared that the January Meeting will focus on possible changes to the bylaws. The focus of the 2026 Annual meeting will be to present the proposed changes, and the following year will have input and attorney review. The 2027 Annual Meeting is when the proposed changes will go out for a vote.

General Manager Report: Jeff Beard shared that he is investigating the bladder blowout and his findings thus far. Jeff Beard discussed the space between the well pump housing and the well casing, which may be the reason the well is underproducing and caused the early failure. The new resolution for the DWSRF was discussed.

Tom Cumming moved to approve the wording on the DWSRF Resolution. Polly Quigley seconded. The motion passed unanimously.

Comments on Committee Reports –

CEAC Report: Jeff Sargent shared that six families signed up for the “Let’s Get Lit” competition. CEAC is still collecting donations to sponsor a young family for the holidays.

PFPC Report: Jeff Beard reported that a motion and a second were made at the November BOD meeting; however, a vote was not held.

Tom Cumming moved to approve Woo-O’Brien’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. The motion passed unanimously.

Jeff Sargent reported that Alfie Velasco would like to join the DRC/ERC committees.

Tom Cumming moved to accept Alfie Velasco to join the DRC/ERC. Katy Gorman seconded. The motion passed unanimously.

NEW BUSINESS –

Comments On Agenda Items by Members –

Jeff Sargent invited Michael Moore to meet with Vlad Vorobets, Jeff Beard, and himself to discuss the pool heating.

Statements or Concerns from Directors –

Jack Wells asked why there is no longer a Maintenance Foreman report; Jeff Beard shared that the maintenance and accounting reports are now a part of the General Manager’s report. Jack Wells asked if S’mon is the maintenance supervisor; Jeff Beard shared that S’mon has taken on a hybrid role. Jeff Sargent asked if we started looking into accounting firms to fill Barbara’s position; Jeff Beard reported that he reached out to the firm his old district used, and they offered to look into it.

Written Communications –

Yeh – Regarding Albizia(s) on the neighboring property. A discussion was held regarding off-island property owners.

Old Business –

Backup Well: Jeff Beard shared that he is ready to submit the USDA grant. Eileen O’Hara shared that Malama O’ Puna is submitting a grant on behalf of HSCA and that the project could be fully funded.

Tom Cumming moved to authorize Jeff Beard to submit the USDA grant. Mike Tompkins seconded. The motion passed unanimously.

Adjournment – 6:52 P.M.



Mike Tompkins, Secretary



Date