

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING January 21, 2026 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 6:05 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 Present via Zoom: Katy Gorman and Vlad Vorobets

Members Present: Alfi Velasco, Jay & Lori Nelson, and Eileen O'Hara

ANNOUNCEMENTS – None

APPROVAL OF MINUTES –

Tom Cumming moved to approve the December 17, 2025, Board of Directors meeting minutes. William Schofield seconded the motion. The motion passed unanimously.

REPORTS –

Financial Report: Lori Tetrault reported that Cash is \$145,116.75, Investments are \$680,392.89, and long-term liabilities are \$2.43 million. Assessments are 13% above budget. Water is under budget by 10%; however, payments are up 8% from last year. Even though there are more water connections, water consumption is 6% down from last year. The water base fee increased with the December bill from \$35 to \$40 per household, is slowly correcting the deficit. New water service connections and infrastructure fees are above budget. Escrow fees are above budget by 20%; property sales always slow down during the holidays. Guest fees are 15% over budget. Total income is above budget by 8%. Payroll is below budget by 10%. 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 6% above budget. Net income is 13% above budget.

Tom Cumming moved to approve the fiscal year 2026 reserve fund budget. Mike Tompkins seconded. The motion passed unanimously.

Lori Tetrault moved to transfer the funds from the Merrill Lynch Park and Facilities reserve fund to the Edward Jones Park and Facilities reserve fund, and to close the Merrill Lynch Park and Facilities reserve fund. Jack Wells seconded. Motion passed unanimously.

Lori Tetrault moved to approve the transfer of \$17,570.00 from the water reserve fund to reimburse for the dump trailer and office windows. Tom Cumming seconded. Motion passed unanimously.

Tom Cumming moved to transfer \$23,294.00 from the operating fund to the emergency reserve fund. Lori Tetrault seconded. The motion passed unanimously.

Comments on Reports –

President's Report: Polly mentioned ITOPs is meeting on January 27th and will discuss communication methods for community members.

General Manager Report: Jeff Beard discussed the bladder issue at the water yard.

Tom Cumming moved to approve the purchase of a new grasshopper. Polly Quigley seconded. The motion passed unanimously.

Comments on Committee Reports –

BWC:

Tom Cumming moved to approve receiving the grant money and appointing Project Manager Steve Bailey and General Manager Jeff Beard as signatories. Mike Tompkins seconded. The motion passed unanimously.

CEAC Report: Jeff Sargent shared that CEAC presented the donations collected, and the family was grateful.

PFPC Report: Jeff Beard reported that the meeting/walk-through regarding the Hala seeding at Papio Park went well, and he will volunteer his time for that project also.

NEW BUSINESS –

Accounting Services: The board discussed having a meeting with HOA Accounting Services.

Bylaws: The board discussed proposed changes to the Bylaws to be shared at the Annual Meeting.

Annual Meeting Preparation:

Tom Cumming moved to set the recordation date for January 31, 2026. Mike Tompkins seconded. The motion passed unanimously.

Comments On Agenda Items by Members – None

Statements or Concerns from Directors – None

Written Communications – None

Old Business – None

Adjournment – 8:02 P.M.



Mike Tompkins, Secretary

WILLIAM
SCHOFFER

6-17-2026

Date