

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING February 18, 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 6:06 P.M.

Directors Present: Jeff Sargent, Mike Tompkins, Tom Cumming, Vlad Vorobets, Lori Tetrault, Katy Gorman, Jack Wells, and William Schofield. Also in attendance were General Manager Jeff Beard, Operations Supervisor S'mon Gago, and Accounting Associate Barbara Barr.

Directors Present via Zoom: Polly Quigley

Members Present: Roger Guenette, Teresa Miller, Rex Riley & Rose Riley, Angelic Ebberts, Jessica Wilkes, Tim Roman, Linda Ryggs, Jeff Berliner, Alfi Velasco, Jay & Lori Nelson, Joe Lepore, Donna Blakemore, Barbara Jackson, Vicki Toews, Dan Lais, Mandy Lais, Mitch Holmberg, Genny Armanini, Tim Manning, Sandi Adams, Hartley & Magdalene Phillips, Dawn Hurwitz, Marci Browne, Jovanna Facinelli, Michael Moore, and Leah Holce.

ANNOUNCEMENTS –

Jeff Sargent announced meeting decorum and addressed misinformation circulating the community regarding the backup well project.

Vlad Vorobets moved to change the point of order, to discuss the Backup Well Committee report. Tom Cumming seconded. Motion failed with 3 in favor and 5 opposed.

APPROVAL OF MINUTES –

Katy Gorman moved to approve the January 21, 2026 Board of Directors meeting minutes. William Schofield seconded the motion. The motion passed unanimously.

REPORTS –

Financial Report: Lori Tetrault reported that Cash is \$222,691.55, Investments are \$681,645.56, and long-term liabilities are \$2.42 million. Assessments are 3% above budget. Water is now only under budget by 4%; this is a positive shift towards correcting the deficit we saw at the beginning of the fiscal year. New water service connections and infrastructure fees are above budget. Escrow fees are above budget by 10%. Guest fees are 29% over budget. Total income is above budget by 15%. Payroll is above budget by 7 %. Maintenance/Park expenses for the purchase of the dump trailer and the final payment for the office windows have been reimbursed from reserve funds. When adjusted for this reimbursement, maintenance expense is 8% below budget. Total expense is at budget. Net income is 29% above budget.

Taken out of Order of the Agenda

New Business

Attorney Services – Jeff Sargent shared information on two law firms for potential legal counsel. Jack Wells asked Jeff Sargent if he is recommending either firm.

Katy Gorman moved to approve Deeley King Pang and Van Etten law firm as our new legal counsel. Jack Wells seconded. Motion passed with one abstention.

Funding Preliminary Contract –

William Schofield moved to accept the GHD quote to start the hydrology study for the backup water supply funded by the association. No second was made.

Board of Directors called a short recess.

Katy Gorman moved to table the hydrology study until there is more information. William Schofield seconded. The motion passed unanimously.

Lori Tetrault moved to revoke the resolution removing Eileen O'Hara from the Backup Well Committee. Vlad Vorobets seconded. The Board and attending members discussed the motion. The motion passed with 6 in favor and 3 opposed.

Comments On Agenda Items by Members –

Dawn Hurwitz – commented regarding that everyone may not agree on board decisions.

Magdalene Phillips – commented that members may not be aware of the situation with the grant.

Hart Phillips – commented on the grant for the backup well.

Malama O Puna Representative – commented that Malama O Puna is present to support Eileen and HSCA, and the backup well project.

Rose Riley – commented on the water infrastructure.

Suzan Thompson-Forrest – commented on getting back to Board business.

Comments on Committee Reports –

DRC Report – *Tom Cumming moved to waive the fines associated with the following lots due to the remedy of the CC&R violations; Lot 142, Aku St., Lot 264, Aweoweo St., Lot 626, Kawakawa St., Lot 759, Anae St., Lot 1029, Malolo St., Lot 1355, Nehu St., Lot 1357, Nehu St., Lot 1386, Nehu St., and Lot 1624, Opae St. Vlad Vorobets seconded. Motion passed unanimously.*

Tom Cumming moved to approve fines for the following lots for CC&R violations; Lot 504, Ina St., Lot 660, Kumu St., Lot 866, Maiko St., Lot 1068, Manalo St., and Lot 1763, Puni Lapa Loop. Vlad Vorobets seconded. The motion passed unanimously.

Annual Meeting Preparation – Tabled to next meeting.

OLD BUSINESS –

Accounting Position – Lori Tetrault that some resumes were received, however, nothing has been set up to move forward. *Katy Gorman moved to table the accounting position. Lori Tetrault seconded the motion. The motion passed unanimously.*

Jeff Sargent reported he is not willing to agree to a 5-year construction period without legal counsel. The board will have a zoom meeting with the new attorney to discuss.

Adjournment – 7:43 P.M.



Mike Tompkins, Secretary

*Signed by
William Schofield
for Mike Tompkins*

9/17/2026

Date