

HAWAIIAN SHORES COMMUNITY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS MEETING July 15, 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 6:00 P.M.

Directors Present: Jeff Sargent, Tom Cumming, Saman Garkani, Katy Gorman, and William Schofield. Also in attendance was General Manager Jeff Beard.

Directors Absent: Lori Tetrault and Jack Wells

Members Present: Beth Nadvornik, Noe Iokepa-Keli'ikoa, Jay & Lori Nelson, Eileen O'Hara

ADOPT AGENDA –

William Schofield moved to accept the Agenda. Katy Gorman seconded the Agenda. The motion passed unanimously.

ANNOUNCEMENTS –

Tom Cumming moved to approve Noe Iokepa-Keli'ikoa joining the Board of Directors. Saman Garkani seconded the motion. The motion passed unanimously.

REPORTS –

Financial Report: Jeff Beard reported that Cash is \$239,347.96, Investments are \$691,185.08, and long-term liabilities are \$2.36 million. Assessments are 4% under budget. Water is now under budget by 3%; holding prior month. New water service connections and infrastructure fees are above budget. Escrow fees are above budget by 6%. Guest fees are 66% above budget due to increased summer activities. Total income is above budget by 7%. Payroll is below budget by 2 %. Membership training is over budget due to two water conferences that were approved last month, which have been set up and paid for. Net income is 25% above budget.

The Board asked for an itemized attorney report.

APPROVAL OF MINUTES –

William Schofield moved to approve the May 20, 2026, Board of Directors meeting minutes. Tom Cumming seconded the motion. The motion passed unanimously.

Comments on Reports –

General Manager's Report – Jeff Beard commented that he met with SCADA contractors and the urinal flush valve at the stables was replaced. The crew has been mowing non-stop to keep up with the grass growth.

Comments on Committee Reports –

Backup Well Report – Steve Bailey commented that the hydrology draft report is expected next week. Board to review and comment. The New Well is likely to be sited within 50-100 feet of the existing well. Jeff Beard added that the current well drawdown is about 4-5 feet.

Parks and Facilities Report– Vicki Tolles, elected chair. Kim Gibbons and Renee Schofield were added to the committee.

ERC Report – *Katy Gorman moved to approve fines for the following lots for CC&R violations: Lot 488, Ina St., Lot 1366, Nenu St., Lot 1823, Papai St. Tom Cumming seconded. Motion passed unanimously.*

ITOP Report – Seeking a new web host to improve communication and ease of use. Tom Cumming added emphasis on involving the staff in the decision-making. Jeff Beard added that “Streamline” web hosting is recommended for its user-friendly interface.

Questions/Comments by members:

- Michael Moore– Ceiling Fan Donation. *Jeff Sargent moved to accept ceiling fans donated to the stables and have the staff replace the old ceiling fans. Katy Gorman seconded. The motion passed with 1 opposed.*
- *Lot 1473 Oio St.– The Board of Directors moved to waive 50% of finance charges via email. The motion passed unanimously.*
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Written Communication & Member Concerns

- 1) A member is concerned that the Community Stables were being rented out to a church and is opposed to this. This member opposes this and wants the Board to reconsider renewing their contract. After discussion, the Board said they consider a church a community benefit.
- 2) A member is opposed to opening the pool/park to non-residents and noted a shortage of pool chairs. Jeff Beard reassured the Board Members that chairs were coming in from Amazon.

New Business

2025 Audit Review & 990 Tax Review– *William Schofield moved to accept the 2025 Audit Review & 990 Tax Review. Katy Gorman seconded the motion. The motion passed unanimously.*

Document Shredding – Plans to hire a shredding service after staff sorts sensitive documents. Physical copies needed for 10 years, per law. Awaiting quotes.

Statements or Concerns from Directors –

Tom Cumming - strongly objects to 5SO3

Katy Gorman – wants to have more involvement with the renewal insurance policies.

Comments On Agenda Items by Members –

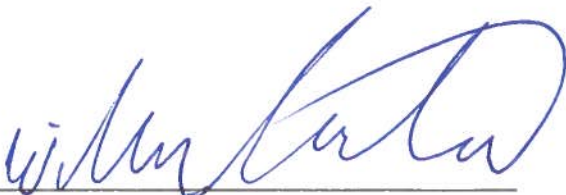
OLD BUSINESS –

Governing Documents Review Discussion- *William Schofield moved to forward Governing Documents to the attorney. Katy Gorman seconded the motion. The motion passed unanimously.*

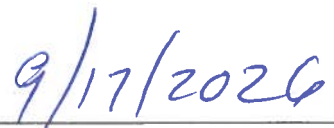
Town Hall: Scheduled for Sunday, September 20, to discuss proposed changes to the CC&Rs. *Noe Iokepa-Keli'ikoa motioned to schedule the Town Hall Meeting on Sunday, September 20, 2026. Katy Gorman seconded. The motion passed unanimously.*

Sale of Property to Hawaiian Beaches –

Adjournment – 7:41 P.M.



Bill Schofield, Secretary



Date