

**Mauna Lani Resort Association  
Minutes of the Annual Meeting  
December 22, 2020**

**Directors/ Officers**

**Present:** Tom Leeper (D/P), David Gross (D/S/T)

**Excused:** Kelley Cosgrove (D), Patrick Fitzgerald (D), Roy Simperman (D)

**Residential**

**Subassociation**

**Representatives:** Robert Baker, *The Villages at Mauna Lani*  
Patty Carvalho, *The Cape, The Estates at Mauna Lani, Laule'a*  
Sanjiv Hulugalle, *Sites M1, M2, M3 & T*  
Gregory Keller, *Palm Villas at Mauna Lani*  
Reginald Lewis, *Golf Villas at Mauna Lani*  
Peggy Lien, *The Fairways at Mauna Lani*  
Robert McCallister, *The Villages at Mauna Lani*  
Ahmad Mohammadi, *Ke Kailani*  
Jim Naylor, *Mauna Lani Point*  
Rick Oliver, *Nohea at Mauna Lani*  
Flynt Payne, *Laule'a*  
Chuck Pfaff, *Champion Ridge*  
Robert McCallister, *The Villages at Mauna Lani*  
Lex Pinson, *Mauna Lani Terrace*  
Jeff Seifert, *KaMilo at Mauna Lani*  
John Uhley, *Palm Villas at Mauna Lani*  
Chuck Vasillius, *Pauoa Beach*  
Roxanne Wiley, *The Islands at Mauna Lani*

**Residential**

**Director Candidate:** Alan Pinn, *49 Black Sand Beach*

**Commercial**

**Representatives:** Mitchell Green, *The Shops at Mauna Lani*  
Sanjiv Hulugalle, *DHL Mahi Opco, LLC & DHL Mahi Propco, LLC*

**Hotel**

**Representatives:** Charles Head, *Fairmont Orchid, Hawaii*  
Sanjiv Hulugalle, *Mauna Lani, Auberge Resorts Collection*

**Management  
& Staff:**

Sandra Patton, *MLRA Executive Director, Resort Association Partners, LLC*  
Lani Morris, *Resort Association Partners, LLC*  
Madelene Robinson, *Resort Association Partners, LLC*  
Kathleen Leahy, *Resort Association Partners, LLC*  
Laurel Erickson, *Resort Association Partners, LLC*  
Hannah Adona, *NAH Security Services, Inc.*  
Sherwin Gasmen, *MLRA Fiscal Manager, Hawaiiana Management (Excused)*

## **CALL TO ORDER**

Tom Leeper, President of the Mauna Lani Resort Association (MLRA), called the meeting to order at 10:39 a.m. and noted that with **84.347%** of the membership represented, a quorum was established. Proof of Notice of Meeting was thereby accepted.

President Leeper noted for the record that, pursuant to the Governing Documents of the MLRA, participation in this meeting is limited to: two (2) Officers of each Residential Subassociation and two (2) Representatives of each Hotel and Commercial Entity.

President Leeper explained the Covid-19 protocols in place for the conduct of this meeting. Meeting attendees were asked to introduce themselves and to identify the residential subassociation, hotel or commercial entity that they represent.

## **MINUTES**

The Minutes of the 2019 Annual Meeting were reviewed:

**Motion: Jim Naylor**

**Second: Reginald Lewis**

**That the Minutes of the March 18, 2019 Annual Meeting be approved as written.**

**Motion carried by unanimous “aye” vote.**

## **REPORT OF OFFICERS**

### **Treasurer’s Report**

The Treasurer’s Report was distributed to all meeting attendees in advance of the meeting and printed copies were also provided at the meeting. Treasurer Gross and Management responded to queries regarding the Association’s financial position as of December 31, 2019. A copy of the Treasurer’s Report is attached and made a part of these Minutes.

### **President’s Report**

The President’s Report was distributed to all meeting attendees in advance of the meeting and printed copies were also provided at the meeting. President Leeper and Management responded to queries regarding the Association’s 2019 activities and 2020 priorities. A copy of the President’s Report is attached herewith and made a part of these Minutes.

### **Committee Reports**

Director David Gross, Chairman of the ad hoc Traffic Calming & Roadway Safety Committee (the “TCRSC”), presented a status report regarding the activities and actions taken by the TCRSC.

## **MEMBER FORUM**

There being no objections, the meeting agenda was taken out of order to allow for the **Member Forum** to take place at this time. The following topics were introduced and discussed by the meeting delegates:

- Comments and queries regarding the traffic calming and roadway safety measures undertaken, to date;
- Recommendation that the MLRA consider a gated entry/greeter station at the Resort’s secondary entrance (near the Security Guard House), similar to Mauna Kea Beach Resort;

- Query regarding the Board's process for determining the architectural and landscaping designs for the planned renovation of the Beach Club facility, and a recommendation that the membership be more involved in the development of these decisions; (the Board noted that the current designs were adopted as a result of recommendations presented to the Board by an ad hoc Beach Club Committee comprised of members of the Association, and that landscaping designs are being developed in conjunction with a Hawaii licensed Landscape Architect who is providing various concepts and recommendations to the Board.

The Board will discuss the various recommendations and comments raised during the Member Forum and will take action, as deemed appropriate.

Director Gross acknowledged Executive Director Patton and her team for their knowledge, commitment and dedication to the service of the Mauna Lani community.

## ELECTIONS

Executive Director Patton explained the four (4) elections taking place at the meeting:

- **One (1) Residential Director** to be elected solely by the vote of the Residential Owners to serve until the Annual Meeting after December 31, 2020. (This seat is an interim seat for the purpose of serving out the remainder of resigned Director, Umang Gupta of Pauoa Beach, whose term was scheduled to end at the 2021 Annual Meeting.) There are two (2) known candidates for this Residential Director seat: **Mr. Roy Simperman of The Cape at Mauna Lani**, and **Mr. Alan Pinn of 49 Black Sand Beach**.
- **One (1) Director At Large** to be elected by all MLRA members (Residential, Hotel and Commercial), to serve a full term until the Annual Meeting after December 31, 2022. There is one (1) known candidate for this Director at Large seat: **Mr. Tom Leeper of Fairmont Orchid, Hawaii**.
- **One (1) Commercial Representative Director #1** to be elected solely by vote of the Commercial Owners to serve until the Annual Meeting after December 31, 2020. (This seat is an interim seat for the purpose of serving out the remainder of resigned Director, Kelley Cosgrove of Fairmont Orchid, Hawaii whose term was scheduled to end at the 2021 Annual Meeting.) There is one (1) known candidate for this Commercial Representative Director seat: **Mr. Charles Head of Fairmont Orchid, Hawaii**.
- **One (1) Commercial Representative Director #2** to be elected solely by vote of the Commercial Owners to serve a full term until the Annual Meeting after December 31, 2022. There are two (2) known candidates for the Commercial Representative Director seat: **Mr. Sanjiv Hulugalle of Mauna Lani, Auberge Resorts Collection**, and **Mr. Mitch Green of The Shops at Mauna Lani**.

**The following nominations were duly made and seconded:**

***That Messrs. Alan Pinn and Roy Simperman be placed on the Ballot for election of a Residential Representative Director to serve until the 2021 Annual Meeting.***

**Motion:** Chuck Vasillius                      **Second:** Rick Oliver

*That Mr. Tom Leeper be placed on the Ballot for election of a Director at Large to serve until the 2023 Annual Meeting.*

**Motion:** Charles Head                      **Second:** Reginald Lewis

*That Mr. Charles Head be placed on the Ballot for election of Commercial Representative Director #1 to serve until the 2021 Annual Meeting.*

**Motion:** Ahmad Mohammadi                      **Second:** Sanjiv Hulugalle

*That Messrs. Sanjiv Hulugalle and Mitch Green be placed on the Ballot for election of Commercial Representative Director #2 to serve until the 2023 Annual Meeting.*

**Motion:** Reginald Lewis                      **Second:** Mitch Green

**President Leeper called for nominations from the floor for each seat; there being none, nominations for the MLRA Board of Directors were closed.**

Voting procedures were explained and members agreed to temporarily recess the meeting at 11:21 a.m. to permit the ballots for all elected positions to be tallied and certified by the Election Tellers. At 11:38 a.m. President Leeper reconvened the meeting and results of the elections were announced, as follows:

**Election of one (1) Residential Representative Director** – It was announced that candidate Alan Pinn has been elected by 246.48 votes to serve as a Residential Representative Director until the Annual Meeting held after December 31, 2020 or until a successor director is appointed or elected.

**Election of one (1) Director at Large** – It was announced that candidate Tom Leeper has been elected by 1504 votes to serve as the Director at Large until the Annual Meeting held after December 31, 2022 or until a successor director is appointed or elected.

**Election of one (1) Commercial Representative Director** – It was announced that candidate Charles Head has been elected by 1132 votes to serve as a Commercial Representative Director until the Annual Meeting held after December 31, 2020 or until a successor director is appointed or elected.

**Election of one (1) Commercial Representative Director** – It was announced that candidate Sanjiv Hulugalle has been elected by 950 votes to serve as a Commercial Director until the Annual Meeting held after December 31, 2022 or until a successor director is appointed or elected.

## **NEW BUSINESS**

No issues of New Business were introduced by meeting attendees.

## **ADJOURNMENT**

**Motion:** Charles Head                      **Second:** Jeff Seifert

**There being no further business, the meeting be adjourned at 11:40 a.m.**

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