2026 KONA GARDEN ESTATES SERVICE CORPORATION ANNUAL MEETING MINUTES: JANUARY 10, 2026

Call to Order: 3:10PM

Roll Call to Establish Quorum:
Board Members Present: SteveWeiler, Richard Daume, Katrina Daume

Owners Present: Quorum = 13 lots (10% of lots owned by members in good standing)
We received 18 proxies in the mail for lots owned by members in good standing.
Owners in attendance: Dorothy Antolin, Julie Buer, Andrew Condey, Barb Goles, Dan Goles, Tomislav Gracanin,Veda Hackell, Milkyway Floyd, Ben Henderson, Josh Howe, Easy Moriarty, Dean Rex, Paul Solis, Chris Whelan,

- Approval of 2025 Annual Meeting Minutes: Josh Howe/Julie Buer; **approved**

- Approval of 2025 Financial Report: Chris Whelan/Wilkyway Floyd; **approved**

  Account Balance as of 01.07.26: $161,991.33

  Overdue Invoices as of 01.07.26: $40,296.21 (22 lots with past due balance down from 32 last year) . There are 2 foreclosures in process with KGE Liens on the properties - one has already been granted by summary judgment and will be put up for auction soon. Five additional liens will be placed this year on accounts owing more than $1,000

  2025 Adopted Budget: $92,756 (Included $60K for concrete aprons we couldn't do)

  2025 Expenditures: $51,382.47 (Includes $25K intersection work in place of concrete)

- Approval of 2026 Proposed Budget: Andrew Condey/Milkyway Floyd, Budget A - with additional up to $20K 10 Yea/0 nay Budget B - Howe/Gracanin 11 yea/0 nay **Budget B Approved**

Elections: The three current board members: Steve Weiler - President, Richard Daume - Vice President, and Katrina Daume - Secretary/Treasurer are the only valid candidates who have come forward to be on the ballot for the board of directors this year. They each have 12 votes already from mailed in ballots sent by members in good standing. In-person Vote: Richard - 10 yea, Steve - 11 yea, Katrina - 11 yea, 0-nay

2026 Upper Gate Codes: 02/01/2026: XXXX **07/01/2026:** XXXX

Lower gate codes will be changed at the same time as the upper gate, and will be emailed the week before to those who have signed their updated Road to the Sea Agreement.

Adjournment: 3:57PM

Open Discussion Items:

1. **Board Completed Projects in 2025:**
    a. Nine of the worst side-road intersections were improved, which also helps protect the main road at those locations.
    b. The upper camera system was serviced multiple times and provided video evidence that supported police reports and allowed our gate to be repaired twice at no cost.
    c. A clicker code change was completed for the first time ever. - any time a known clicker is stolen we would change the clicker code
    d. Three years of back taxes plus 2024 ½ year taxes were completed and taxes have now returned to the correct fiscal calendar for go-forward years.
    e. The Mancini lawsuit was closed in February 2025, and the Board successfully convinced him not to appeal. Since then, the KSE property has sold twice; both new owners asked to use the KGE road for access and were advised that is illegal, constitutes trespassing, and that no exceptions will be granted.
    f. No-trespassing signs were installed at the end of all side roads to enforce the bylaw regarding access to other communities through KGE.
    g. A camera system was installed at the lower gate; the combo lock is working fine, and there has been no increase in traffic since the change.
    h. The upper gate battery backup was repaired for future power outages. Members should not touch the gate during outages—contact the Board if issues arise.
    i. Mailbox door #8 cannot be replaced; it will be repaired cosmetically without replacing the entire CBU A. A new customer parcel lock for P1 has been purchased, but USPS has not installed it yet. We are also working to move the unusable P2 parcel lock to CBU C. USPS response is very slow, with one maintenance worker for the entire island, and mailbox work can only be done when the carrier is present.
    j. A professional lawn care company now maintains the front gate area every other month and is doing an excellent job.
    k. The entrance stop sign that was run over and stolen has been replaced.
2. **The current bylaws**: Adopted in 2023, posted on the KGE website, upheld in court during the Mancini lawsuit, and now recorded with the Bureau of Conveyances are valid, enforceable, and govern the Board and all members. Everyone should read and familiarize themselves with them, and any changes to KGE documents must follow the procedures outlined in the bylaws.
3. **Updates and future considerations:**
    a. Basic property management from Hawaiiana would cost $1,100/month & would only cover fiscal management (no projects, contractors, or member issues). The Board has deemed it too expensive but will continue exploring other options.
    b. A criminal background check will now be required for all Board candidates per HRS Sec. 514B-133. Members who refuse, or have disqualifying criminal histories will not appear on the ballot and must pay for the check if they knowingly had criminal history.
    c. Ranchos insurance costs approximately $10k and we've been told Kula Kai's insurance is higher than ours, indicating our increase is consistent with similar associations. Now that the lawsuit is over, after 3 years it should go down.