



The Crown Jewel of the Kona Coast 2008 Quarterly Newsletter #1

Casa de Emdeko's Annual Meeting took place at the CASA Saturday morning, February 9, 2008. A quorum of nearly 70% was present (split evenly between those in person and those represented by proxy). Thanks to all who attended or sent in their proxies.

The following is a brief overview of this meeting. Copies of the Minutes will be posted on the Association's web site after the Board formally approves them.

There was a discussion to allow voice recording and/or videotaping of the meeting. Both issues were defeated by a majority vote of the membership.

Association President Ben Nunes delivered his President's Report and gave an overview of the year. Among the issues discussed were:

- the Reserve Study
- the hiring of a new resident manager (Bob Sutter)
- the installation of the new cooling tower (as a result of the October 2006 earthquake)
- the need for those owners living off-Island who rent their units to have an on-Island contact (state law requirement) and to provide this information to the Association's office for use in emergency situations.
- a thank you to all committee members and volunteers for their on-going efforts to make the CASA a better place to live and play.
- recognition and thanks to two departing Board members – Christine Ostrovsky and Kevin Hudson.

Managing Agent Susan Gand reviewed the Financial Statements. Copies of this information for the fiscal year ending September 30, 2007 were distributed in the meeting informational packet. Also included in this packet was the Summary of Insurance carried by the Association. President Nunes explained the changes in policies and premiums. He extended a special thanks to Association member Mike Ambler for his work that resulted in the Association saving some \$20,000 in premiums. Copies of the 2007 Audit by the Association's CPA were distributed. Copies may be requested from the Association office.

The Resident Manager and the Committee Chairs presented the following reports:

- a. Resident Manger Bob Sutter listed the accomplishments of the Association staff that included: the selection of a new landscape contractor, digital TV cable research, lighting improvements, cabana bar repainting, stairwell repainting and skid protection, stucco repair, updated fire extinguishers and tiki torch rebuilding.

b. Communication Committee: Board members Molly Bovee and Tom Vortmann, with the assistance of Annamarie Gagner, will continue to publish a quarterly newsletter. The membership passed a motion to mail the newsletter and post the minutes of the Board meetings on the Association's web site.

c. Building Committee Chair Robert Menacho reported the solar installation for the hot water heaters has proven to be an effective solution and has reduced fuel consumption. He added that the estimates for the repair of the flat roof segments and flashing are in process. Now that he's living in Kona, Robert will do a monthly inspection of the facilities with the resident manager.

Two items were discussed under New Business:

a. President Nunes explained that the Board received notice last Fall that Maryl Realty would no longer offer association management services as of the first of 2008. Our current management team, Susan Gand and Kunzang Yuthok, has formed Pacifica Realty Management, Inc and the board approved retaining Pacifica at the November meeting; this was ratified by membership at the annual meeting. End result: new management company name; same great management team. Their contact information is:

Pacifica Realty Management, Inc.
75-1029 Henry Street, Suite 202
Kailua-Kona, Hawaii 96740
Phone 808-334-1610 • fax 808-334-1609

Susan@Pacifica-Hawaii.com • Direct: (808) 327-5308

Kunzang@Pacifica-Hawaii.com • Direct: (808) 327-5307

b. The planter box issue was discussed in depth — whether to remove the planter boxes or to repair and replace them as necessary. The vote as presented on the ballot failed. The membership unanimously approved a motion for the Board to seek engineered designs, working drawings and costs for two options, with a cost not to exceed \$15,000:

(1) the repair alternative and costs for the current planter boxes

(2) the removal and replacement of the current planter boxes with a watertight design.

Board of Directors Election:

Four owners offered their candidacies for the three open seats on the Board of Directors. The following three were elected to three-year terms: Ed Chung, Mike Ambler, and Dee Wunschel. A brief bio of each follows:

Ed Chung (#109) was re-elected to his second three-year term. A retired educator and professional musician, Ed lives on Oahu. His experience sitting on the boards of other HOAs has helped the CASA board in its decisions – especially on issues of contractors and cost containment.

Mike Ambler (#130) is a building contractor licensed in both Hawaii and California. He is committed to make the Casa a better place. His vast knowledge of building, the repair of buildings and bids for services will be a great asset to our board.

Dee Ann Wunschel (#126) is a practicing attorney in Carroll, Iowa who is also licensed in Oregon. Her experience in reading and interpreting contracts will be a definite plus. She has served on a number of boards in Iowa. Dee is an avid diver who enjoys snorkeling and fishing.

Following the Annual Meeting adjournment at 1:20 PM, the Board met for its organization meeting and elected the following officers:

President:	Ben Nunes (#135)
Vice President:	Ed Chung (#109)
Secretary:	Molly Bovee (#134)
Treasurer:	Dick Peterson (#107)

The following schedule of meetings was approved:

Annual Meeting: Saturday, February 14, 2009 @ 8:30 AM

Board meetings: Tuesday, May 6, 2008
Tuesday, August 5, 2008 (budget meeting)
Tuesday, November 4, 2008

The board meetings begin at 9 AM at the CASA office and are open to the association members who are welcome to address the Board and/or submit comments in writing. Meeting agendas will be emailed to the membership and posted on the Association's web site.

Since the board meeting, additional "No Smoking" signs have been posted to better inform guests on Hawaii's no-smoking laws.

This newsletter is being mailed on a quarterly basis to the owners as directed by a vote at the Annual Meeting. Should you desire to receive your newsletter by email (and save your Association postage, time and paper), please so indicate in an email message to one of your Communication Committee members. Their names and addresses are at the end of this newsletter.

You have been notified of the Oceanic Time Warner upgrade to digital cable by our Resident Property Manger. This work is being scheduled for the entire complex the end of this month. Please remember this will be accomplished at no additional expense to the owners. (Additional services such as high-speed Internet and/or phone service may be obtained from Time Warner by calling them at 808-643-3663, though any additional services cannot be installed at the same time as the digital cable upgrade.) Please return signed authorization for Time Warner to enter your condo for the upgrading of the system. Work cannot be started until our Resident Manager receives authorization.

Our condolences to the family of Virginia Doerner:

Virginia Doerner, long time resident of Casa passed away in November in California. Virginia lived at the Casa many years before ill health forced her move to Sherman Oaks, California to be near her daughters Nancy and Priscilla. Nancy and her husband Xavier have purchased her Mom's unit #234 so the family tradition at the Casa will continue. Virginia served on the board of directors at the Casa. She was an elegant lady who will be missed by many.

And finally, a warm Aloha to one of our long-time CASA residents and friend Aileen Newman who graciously shared her thirty+ years of living in Kona.

Aileen Newman and her late husband Buzz moved to Kona in 1977. Buzz retired from a company that had a government contract to supply fire control devices for the US Navy. Aileen had been an executive secretary for Paramount Studios in Hollywood where she worked with screenwriters. After moving to Kona, Buzz joined many organizations including the US Coastal Commission where he would copilot small planes and go out on boats. There was no newspaper in Kona when the Newmans first arrived. The Island newspaper was in Hilo. The editors approached Buzz about writing a Kona column that was called "Buzz's Kona" and later "Kona Buzz."

At the same time, owners at Casa were treated to a wonderful newsletter written by Buzz. Often news items were scarce, but Buzz always found something to write about. With poor phone service to the Islands, Buzz's newsletter was a welcome line of communication. After a while, Aileen returned to work as a legal secretary for nearly two years. Not one to sit still and missing the city life of Los Angeles ... stores and all the things urban life offered ... Aileen looked to see what the Big Island had to offer. Former Casa owner Maggie Finch introduced her to the Art Center in Holouloa. Her life changed and Aileen was happy exploring her inner self.

Bridge is Aileen's passion. She plays three times a week and is a master bridge player. She no longer participates in national tournament so can't attain golden points.

Aileen tells us that the Casa has not changed that much over the years. She still has the same view of the beautiful gardens and the magnificent view of the Pacific Ocean. People have come and gone, but the Casa remains her home. She lives much closer to home because of her eyesight, but is more than content with her life at the Casa. We feel fortunate to have her as part of our Casa ohana.

Thank you Aileen for sharing your thoughts about the Casa with all of us.

And ...

Best Wishes on the occasion of your 90th Birthday this month, Aileen!

Please contact us with any comments/news/ideas you wish to share with your fellow Association members in future quarterly newsletters.

Your Communications Committee,

Molly Bovee #134	mjbovee@earthlink.net
Annamarie Gagner #131	konacasa131@aol.com
Tom Vortmann #133	tom@thackergroup.com

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