

**HALEAKALA GARDENS AOA  
Annual Meeting – February 3, 2024  
Haleakala Gardens Clubhouse**

**1. CALL TO ORDER**

President Victor Ajlouny called the 2024 Annual meeting to order at 10:01 a.m. Mariah White, Managing Agent, JS Property Management Inc. & Managing Agent for Haleakala Gardens served as secretary pro tem for the meeting. A quorum was established with 54% present in person or by proxy.

**2. PROOF OF NOTICE OF MEETING**

Victor Ajlouny read: “A notice of this Annual Meeting was sent to all owners of record on January 4, 2024, by JS Property Management Inc. in accordance with Article 2, section 5 of the association’s Bylaws. A copy of this notice will be made a part of your Annual Meeting file.”

**3. INTRODUCTIONS**

The following Board Members were present: Victor Ajlouny –President, Monique LeBlanc – Secretary, Kathy Piimauna – Treasurer, Lucy Bencivengo – Director and Sean Baumann – Director  
Betsy Bowan – Vice President was absent.

**4. CONDUCT OF MEETING**

Roberts Rules of Order Newly Revised.

**5. APPROVAL OF MARCH 4, 2023 MINUTES**

Victor Ajlouny – Hearing no corrections the minutes are approved.

**6. OFFICERS REPORTS**

**President’s and Landscape Report** – Things going well on the property. Building siding repairs along with building painting will be completed in 2024. Collecting bids for major irrigation repairs/replacement.

**Treasurer’s Report** – Kathy Piimauna gave the report.

## **7. TAX ROLLOVER RESOLUTION**

Victor Ajlouny read – "Resolved by the members of Haleakala Gardens Association of Apartment Owners, That the amount by which members' assessment in 2023 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against 2024 Operating Expenses.'

Hearing no objections, the Resolution is adopted.

## **8. ELECTION OF DIRECTORS**

There are four positions open on the BOD.

Remaining on the BOD:

Victor Ajlouny  
Kathy Piimauna  
Monique LeBlanc  
Sean Baumann  
Betsy Bowen

### **Positions to be filled:**

Lucy Bencivengo and Dani Kleinhez would like to continue on the BOD.

### **Nominations:**

There are no further nominations.

**MOTION:** Michelle Collatos-Ruml (6H) made a motion to vote Lucy Bencivengo and Dani Kleinhez in by Acclamation and Joenk Webb (12A) seconded the motion. The motion carried.

## **9. OLD BUSINESS**

No old business.

## **10. NEW BUSINESS**

No new business

## **11. NEXT ANNUAL MEETING**

February 1, 2025

## **12. ADJOURNMENT**

The meeting adjourned at 10:56 a.m.

**MOTION:** Lucy Bencivengo moved to adjourn the meeting and Michelle Collatos-Ruml (6H) seconded it. The motion passed.

*Mariah J. White*      Approved 2/1/25

Mariah White, Managing Agent, JS Property Management Inc, Recording Secretary  
Managing Agent for Haleakala Gardens

### **Winners of the Gift Cards:**

\$100 – Monica and Phil Schmidt

\$50 – Lily and George Young