

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
Thursday, June 21, 2001
Lehua Room - Prince Clubhouse

President and Chair Donna Apisa opened the meeting at 2:08pm. Also in attendance: Vice President John Gordon, Secretary Duane E. Robinson, Director Bob Nesti, General Manager Rohit Mehta and CDC Facilitator Marc Pomerleau. Treasurer Mike Taylor was not present. 47 Guests.

I. APPROVAL OF MEETING MINUTES -

The minutes of May 17, 2001 were Approved unanimously.

II. UNFINISHED BUSINESS -

Community/PHCA Facility. GM Rohit Mehta gave a full explanation of what the Board was considering. He advised a full detailed packet with all the information being presented today would be mailed to all members of PHCA.

GM presented media pages on a large screen for all to see. It went into Background, including the fact that of all the property PHCA owners, the Prince Albert Park property is the only one properly zoned for this proposal. He also gave Design Criteria and Facility Design. He advised he would give Economic Analysis and additional information after the presentation by Architect Matt Schaller.

Matt then finished the presentation, using large board Pictures and Designs. Also again used the large media screen, going into details on location, size at 3600 square feet, on a 7 Acre parcel, spaces, design, elevations, colors, roofing, building materials, parking, movement of the playground equipment and pictures of a completed facility from various viewpoints around the proposed site.

Matt responded to questions about whether it would qualify as a Hurricane Shelter. Explaining it would cost triple the present estimate and would not be of sufficient size. Other questions about additional parking, use of the Community Room. All answers which seemed satisfactory to the parties. Matt then turned the meeting back to GM Mehta.

GM then continued through the large screen presentation with the Economic Analysis. This included a 30 year comparison of projected costs of (1) Doing nothing except keep on renting or leasing and having to build our own Maintenance facility at \$50,000 on land leased from Princeville Corporation. And (2) Building a new PHCA facility in Prince Albert Park. The analysis included General Assumptions of (a) A yearly cost inflation rate of 3%, (b) Borrowing interest rate of 7.5%, (c) Net Present value Discount rate of 7.5%, (d) Property Tax rate of \$8.40 per/\$1,000. GM explained again that all the figures he was presenting were in the packet that would be mailed to all PHCA members.

One of the slides showed the thirty year dollar amount comparison. Option (1), of doing nothing was \$1,905.99; and Option (2) of building the new Facility was \$1,236,207. Another slide was a line graph showing higher costs in the first 16 years, then lower after that. It was pointed out while this was a 30 year cost comparison, the Facility should have an economic life of 50 or more years. GM concluded his presentation and opened up the meeting for questions and comments.

Questions of both the GM and Architect of Cost and Addition to our annual Assessment. GM advised he had not yet done the math of the Assessment, but it would be done and added to the packet to be mailed. An audience member advised his own math indicated only a 2% impact on the Assessment in the first year.

Additional questions on: Phase II involvement; Princeville Corp involvement; Whether we had considered Privation of our Maintenance operation; Zoning; Taxes; Again about to Storm Shelter issue; Whether we thought we might be able to apply for any Grants.

The question of the present cost of our current Office space was answered by GM that we had been a Month to Month Tenant, but now are trying to negotiate an affordable lease. One member advised her Lease space in the Princeville Shopping Center was just doubled. She wonders if this would not be the same shock that PHCA would continue to experience if it does nothing and stays in the same space. No one had an answer.

After all questions, concerns and ideas were discussed, the meeting was adjourned at 3:26pm

Submitted by Duane E. Robinson, Secretary.