

APPROVED

**KULEANA CLUB ASSOCIATION OF INTERVAL OWNERS
BOARD OF DIRECTORS SPECIAL MEETING MINUTES**

January 18, 2024

I. CALL TO ORDER/ ROLL CALL

The meeting called to order by Gary Sullivan at 8:30 a.m. HI via Zoom conference call. The following persons participated in the meeting:

Board Members

Gary Sullivan, President
Dustin Schmitt, Vice President
Blake Van Kampen, Secretary/Treasurer
Keith Campbell, Director

Absent

Devin Valentine, Director

VRI Management

Debra Wood, Area Vice President, Resort Operations

KCAIO Staff

Thom Rogers, General Manager

II. OLD BUSINESS

A. Rental Management Contract

The Board discussed the termination of the VRI Rental Management Agreement with the intention of renewing the General Management Contract with VRI in April 2024. The Board reviewed a letter from President Gary Sullivan to VRI requesting a mutual agreement to terminate the Rental Management Contract.

MOTION: Blake Van Kampen moved to approve sending a letter to VRI requesting a mutual agreement to terminate the Rental Management Contract as presented. Motion was seconded by Dustin Schmitt and approved unanimously.

B. Refurbishment Update

The Board reviewed the final FF&E refurbishment proposal presented by Hospitality Resource and Design. The Board made final decisions regarding cushions, 3D art, vinyl, and larger unit bedroom design options. The proposal cost was \$407,018.56 plus any additional costs due to the final choices made during the meeting.

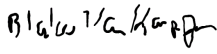
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The Board reviewed the proposal from Hospitality Logistics International regarding shipping, storage, and installation of the FF&E items in Hospitality Resource and Design’s proposal at a cost of \$189,948.24. The Board requested management negotiate a reduction in price in exchange for the housing of Hospitality Logistics International’s contractors during the project.

MOTION: Keith Campbell moved to approve acceptance of Hospitality Resource and Design’s proposal in the amount of \$407,018.56 plus any additional costs related to the final choices made during the meeting, and acceptance of Hospitality Logistics International’s proposal in an amount not to exceed \$189,948.24. Motion was seconded by Blake Van Kampen and approved unanimously.

III. ADJOURNMENT

The meeting adjourned at 9:12 a.m. HI.

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BY: _____

Blake Van Kampen, Secretary

DATE: 4/11/2024