

**SEACLIFF PLANTATION COMMUNITY ASSOCIATION  
ANNUAL MEETING  
Church of the Pacific  
Tuesday, April 4, 2006**

**MINUTES**

- The meeting was called to order at 5:25 p.m.
- The minutes from June 22, 2004 Annual Meeting were passed around to each of those in attendance and were then approved.
- Present:

Matt Beall	Marilyn Lenahan
Rohn & Kathleen Boyd	Don McConnell
Ileana Carreno	Jim & Mary O'Connor
Christi Groesbeeck	Joel & Nancy Schlessinger
Chris & Brenda Jaeb	Bernard Schlessinger
Michael & Sheree Latif	Rob Thompson
- A copy of the "Income Statement" for 2005, which had been mailed out to each member previous to the meeting, was reviewed and approved.
- Burning and Grading Issues – Jim explained that burning of trash should be kept to a minimum size pile, and to please be aware of what is being burnt and to be conscious of your neighbors as well. He also explained that grading is considered "any moving of soil or leaving the ground bare". Be mindful that grading or grubbing may cause erosion on your property or even on your neighbor's property. It was agreed that the Board of Directors should look into establishing some initial guidelines for burning trash in the subdivision.
- Vacation Rentals – Jim explained that there is a pending ordinance regarding vacation rentals that states that after the effective date, a homeowner can no longer have a vacation rental or a bed and breakfast. He then explained that if you are the first person to build on your lot, you do not have to obtain a permit. However, if someone has already built on your lot, you will have to obtain an open STR permit. The entire Seacliff subdivision is an SMA and needs a permit.
- Gate Codes and Gate Renovation – Jim addressed the issue of the abuse of personal pin codes and how homeowners should only be obtaining either a gate card, or if they are physically living in Seacliff, the visitor can call the homeowner from the front gate call box to be buzzed in by the homeowner. Too many unauthorized individuals are able to get in Seacliff because they have somebody's personal pin code, and there have been several incidents of vandalism inside Seacliff by those unauthorized individuals. Kathleen Boyd addressed the issue of

how she has found drug needles, broken bottles, and other unmentionable items along the ground as she was taking a walk with her children; some of the members brought up possibly redesigning the front gate, or even possibly getting rid of the gate altogether because gated communities seem to have a “stigma” attached that only wealthy individuals are allowed inside the subdivision.

- Ag Park – The administration of the Mayor’s office accepted and approved the revised deed to the Ag park; it has now been sent to the County Council.
- Landscaping and Fencing alongside of the Ag park – Discussed putting a fence around the Ag park as well as landscaping; Mike Longley proposed to a farm fence.
- Chris Jaeb and Don McConnell have been working with the KNA for future development of affordable housing in Kilauea.
- Jim discussed the possibility of amending the Seacliff Bylaws to state that the term limits of any director should be staggered so that the same individuals are not always on the board for the same period of time. The Board of Directors will discuss at their next meeting.
- Rohn Boyd (President) and Jim O’Connor (Treasurer) certified that the required quorum was present either in person or by proxy.
- The election of the Board of Directors and the Design Review Committee was opened. The nominees for the Board of Directors were Rohn Boyd, Don McConnell, Elizabeth Freeman, Ileana Carreno, Rick Jones, Chris Jaeb (nominated from the floor), and Gary Smith (nominated from the floor). Those elected were Rohn Boyd, Don McConnell, Ileana Carreno, Elizabeth Freeman, and Chris Jaeb.
- The nominees for the Design Review Committee were Elliott Rosenblum, Rick Jones, and Rohn Boyd. Those elected were Elliott Rosenblum, Rick Jones, and Rohn Boyd, with Jim O’Connor as an alternate.
- No date was set for the next annual meeting.
- The meeting was adjourned at 7:50 p.m.