

Polynesian Paradise Condominium Association

Board Meeting Minutes 16 March 2026

Board members in attendance:

Lisa Wise, President

Rob Dustan, Vice President- by Zoom

Steve Watt, Treasurer

Ed Leppert. Facilities

Don Wilcox, Secretary- by Zoom

Owners in attendance: Trish Watt, Jeanine Olhinger. Cheryl Conley. Cyndy Fraley, Wyn Orr, Rick and Rose Armendariz, Charles Russell, John Saunders, Paul Kertman, Karen Coffey, David Locke, James Klanck, Anna Robinson, Adele Singer, Becky Bartlett, Tom Samp, Mark Johnson, Vannessa Soukup, Bob and Barb Andreska, Jeanne Castro, Chris Olsen, Aggie Hawley, Dan and Deb Llewellyn, Mike and Cindy Larue, Jon Koshiyama, Tom Darwin, Ed Bueza, Diana Leppert, Mary Wilcox, Alice Cheversia, Chuck Fiepel. Christine Dick, Ken and Roberta Chrobek, Jerry and Pam McCall, Dan Halloran, John Wolf, Sue Griffen, Cynthia Chrobek, Laurel Edgar, Gregory Chrobek, David Eckhardt, Steve Cheversia. Attendance on Zoom- Char Darwin, Jackie Van Ort, Ashlee Gierszewski, Jill Fishella, Britney Kelly, Jodi Kaullen, Laura Gray, Daniel Martino, Dan Fiepel, Ted Anderson, Kathy Holladay, Aaron Crandell, Jeremy Whitley, Jan Martino.

Meeting called to order at 6:35 by Lisa Wise

Lisa, President:

- She and Steve Watt will take responsibility for the CDs at Flagstar Bank since Pat Francis retired from the Board.
- With regards to the owner inquiry on limitations on the amount of rental units in our community, the lawyer's response was that it would require a 100% of ownership vote to put this into effect, since 100% aye vote is not possible, this action is dropped.
- In regards to the insurance change, several points:
 - First and foremost, the purpose of these proposed changes is not to reduce or eliminate current maintenance responsibilities.
 - Changes, if passed, HOA maintenance responsibility remains for: Exterior foundation and walls, exterior painting, end and center prows, trusses unless homeowner fails to maintain shingles and decking.
 - We will not have double insurance. Legally the HOA needs to offer insurance when it is reasonably available. Now it is not. If it ever becomes reasonable again we can revert to the old ways.
 - There is no need to make changes with the state, any bylaw changes that are made will be recorded with Maricopa County.

Rob, Vice President : no report

Steve, Treasurer: gave amounts in all accounts.

Don, Secretary: no report

Ed, Facilities:

- been replacing sewers, down to 54 left, Started using Pipeline Co. saving \$600.00 per sewer.
- Asked owners again to use the Contractor form in the office when they are having work done so we can keep tabs on the contractors while they are here.
- Talked about overfull dumpsters and fines from Waste Management.
- Also talked about getting Lone Mountain to do extra trimming and such, post what you need on bulletin board at the pool.
- Thanked Jerry for light repair and remodeling of the laundry storage room.
- Signs are still on list to do
- Painting will be done in a couple of years.

Insurance discussion:

- Necessary bylaw changes require a 60% majority, 94 Aye votes.
- Change will occur in October when current policy expires.
- STEve Chervasia 313D thought everyone should get a thousand dollar refund instead of a \$30.00 reduction in dues.
- Someone asked who will make decisions in case of loss for responsibility,(insurance companies do). She also stated that a friend that lives elsewhere pays a one time sum of \$1100,00 for insurance yearly.
- Steve W. stated that only two insurance companies will consider insuring us because of our 60 year old buildings.
- Paul in 310B asked if what we are wanting to do is legal.
- We believe that a lot of people are underinsured, most premium increases will be due to that and not the change we are making.
- Rebuild cost in Scottsdale is now around \$230.00 per sq ft.
- Adele Singer 317D stated that her insurance company won't write new policies in AZ. Steve W. offered to give her a copy of his policy and share willing companies.
- Tom Samp inquired about insurance amounts so that everyone is adequately insured. Steve W asked for a show of hands on owners who would be interested in a meeting during working hours with the insurance rep.
- Charles Russell 314D asked for a copy of the bylaws,
- Jackie Van Ort 311A brought up doing a stipend to owners and also a special assessment to owners as an alternative. Also asked if our lawyer could attend a meeting.
- Dan Lewellen 313E asked a question about the parking lot.
- Steve Chaversia 313D questioned that we raised the dues a year ago only for the purpose of covering insurance increases. Steve W responded that it was not the case, insurance was only part of it.
- Cindy Larue stated that she found they were underinsured but now she is up to par, It cost \$400.00 a year more but she is now adequately covered.

Mary Wilcox motion to adjourn.

Wynn Orr seconded.

Adjourned at 8:00 pm.