JACKIE ANTOLIN VIOLATED HAWAI'I LAW
November 24 2026

ATTN: Board President Ken Wood
Hawaiiana and Discovery Bay AOAO Management
Discovery Bay AOAO Owners

I notified Board and management of violations of law and AOAO By-Laws yesterday, and asked Jackie to provide the "fitness room equipment evaluation" to Owner petitioners. Refusing this request violates HRS § 514B-9 "Obligation of good faith." Owner petitioners made their requests in an open Board meeting. Board requested review. Owner petitioners have the right to review results of the evaluation, and challenge results if needed. This issue does not fall under Executive or confidential privilege. The unlawful action prejudiced the outcome in this matter.

Jackie Antolin: "Management presented both requests to the Board for preliminary consideration, and all nine directors provided responses."

All nine directors participating constitutes a meeting. Proving a response constitutes discussion of association business. Property managers are prohibited from asking substantive questions of the board outside board meetings. *Violations of HI Rev Stat § 514B-125*. Notice of meeting was not given. *Violations of AOAO By-Laws Article II*.

Question:
Because "[a]ll meetings of the board, other than executive sessions, shall be open to all members of the association, and association members who are not on the board shall be permitted to participate in any deliberation or discussion, other than executive sessions," is it proper for a property manager to send an email to the board asking the board members to address and decide a substantive issue via email and then ratify any decision made by the board via that email discussion at a subsequent board meeting?

Property managers will often email the board asking for a decision on a particular topic that they will then ratify at the next meeting.

Response:
The answer is "NO", while property managers are not board members, they should not be asking the board members to discuss or deliberate on association business outside of a board meeting; pursuant to HRS 514B-125(a), board members are prohibited from discussing association business (other than ministerial administrative matters) with anyone, including other board members, outside of a board meeting.

Question to the Real Estate Commission – Condo Specialist (hirec@dcca.hawaii.gov)[1]

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[1] Hawai'i Council of Condominium Associations, "COMMUNICATION OUTSIDE OF BOARD MEETINGS HRS 514B – 125 (a)," https://hawaiicouncil.org/wp-content/uploads/2021/12/514B-125-HANDOUT-FINAL-4.28.2021.pdf

APPENDIX: Report of Unlawful Board Meeting and Deliberation

SUBJECT: Re: Discovery Bay Fitness Room Equipment Requests - Board Update

On Nov 21, 2026, at 7:04 PM, Jackie Antolin <discobay@hawaii.rr.com> wrote:

Aloha Scott and Ken,
Thank you both for your participation in the recent fitness room equipment evaluation and for your suggestions regarding additional equipment.

Management presented both requests to the Board for preliminary consideration, and all nine directors provided responses.

The results were as follows:

Additional Free Weights
- 4 in favor
- 5 opposed

Adjustable Exercise Bench
- 5 in favor
- 3 opposed
- 1 abstention

These responses represent preliminary positions only. Both requests will be placed on the agenda for the December 14, 2026, Board meeting for formal consideration and voting.

The Board appreciates your interest in improving the fitness facilities and will continue to consider residents' needs, safety, maintenance, and insurance considerations when evaluating equipment requests.

Please be advised that the official notice for the December 14, 2026, Board of Directors meeting will be posted at Discovery Bay at least one week in advance of the meeting.

Thank you both again for your time, participation, and understanding.
Mahalo,
Jackie
Mahalo,
Jackie Antolin, ARM, CMCA, AMS, PCAM
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