

H A L E - O - K A L A N I T O W E R S

BOARD OF DIRECTORS MEETING

August 5, 2009

MINUTES

PLACE: On Site, Resident Manager's Office, Honolulu, Hawaii.

ROLL CALL: Present: President Jayson Harper, Vice President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai and Director Sachin Shah.

Excused: Director Guansheng Jiao.

By Invitation: Account Executive Carl Nakao and Interim Off-Site Manager Chris DiSante.

CALL TO ORDER: Noting a quorum present, President Harper called the meeting to order at 7:16 pm.

SPECIAL ORDER:

The Board discussed appointing Shari Au (403) to the Board and directed Account Executive Nakao to have her submit a resume.

INTERIM OFF-SITE MANAGER REPORT:

Interim Off-Site Manager Disante provided a verbal report.

Account Executive Nakao was directed to obtain a proposal to replace the makai fire escape door on the ground floor.

MINUTES:

The Board reviewed and discussed the minutes of the Board meeting of July 1, 2009. President Harper moved to approve the minutes of the Board of Directors meeting of July 1, 2009, as circulated. The motion was seconded by Vice President Panalal and carried unanimously.

TREASURER'S REPORT:

1. Financial Statements: The Board reviewed and discussed the financial status of the Association. Hearing no objection, the financial statement for June 2009 was accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed.

COMMITTEE REPORTS:

1. Personnel: Chair Harper provided a verbal report.

UNFINISHED BUSINESS:

1. Warranty Work: The Board discussed scheduling of the warranty work by Color Dynamics. Account Executive Nakao was directed to send a follow up letter to Color Dynamics regarding the matter.
2. Spalling and Railings: The Board discussed developing specifications for concrete spalling and railing repair and replacement. Vice President Panalal and Director Shah will be working together to provide a scope of work and specifications for a structural engineer to provide plans and specifications.
3. Trash Bin Room: The Board reviewed and discussed a proposal to repair the concrete floor of the trash bin room. Account Executive Nakao was directed to obtain two additional proposals.

Secretary Richardson arrived at 8:20.

4. Web Site: The Board discussed maintaining an Association web site. Treasurer Cai moved to approve a proposal by Robert Schmitt develop the web site at an initial cost of \$250 and to maintain the site at a cost of \$25 per month. The motion was seconded by Vice President Panalal and was defeated by a 2-3 vote with Vice President Panalal and Treasurer Cai in favor.

President Harper moved to approved a proposal by Brian Richardson to develop and maintain the web site. The motion was seconded by Director Shah and carried unanimously.

NEW BUSINESS:

1. Unit Insurance: The Board discussed requiring owners to obtain unit insurance. President Harper moved to survey owners to determine the number of owners without unit insurance. The motion was seconded by Director Shah and carried unanimously.
2. Unit 802 (Yamasaki): The Board discussed the flood contained in unit 802 with an estimated \$6,400 in water damage. The Association will be absorbing costs more than the \$5,000 master insurance policy deductible. Account Executive Nakao was directed to obtain an estimate for Board approval prior to disbursing any amounts.
3. Unit 508 (Kubota): The Board reviewed and discussed a violation letter sent to Kubota (508) pertaining to disturbances. The matter was tabled.

NEXT MEETING: Wednesday, September 2, 2009, on-site Resident Manager's Office at 7:00 pm.

ADJOURNMENT: There being no further business, President Harper adjourned the meeting at 8:48 p.m.

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Submitted by:

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Brian Richardson, Secretary  
Hale-O-Kalani Towers

MANAGEMENT SPECIALISTS COMPANY  
Agent for HALE-O-KALANI TOWERS AOAO

Carl Nakao, CMCA®, AMS®, PCAM®  
Account Executive