



MANAGEMENT SPECIALISTS Company

A division of Century 21 Realty Specialists Corporation
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HALE-O-KALANI TOWERS

BOARD OF DIRECTORS MEETING

April 7, 2010

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Secretary Brian Richardson, Treasurer Jack Cai and Directors Christopher Bird and Frank Jiao. Excused: Director Jayson Harper

By Invitation: Condominium Department Manager Carl Nakao, Account Executive Al Cloutier and Interim Off-Site Manager Chris DiSante.

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:10 pm.

INTERIM OFF-SITE MANAGER REPORT:

Interim Off-Site Manager DiSante provided a verbal and photographic report.

AE Cloutier was directed to replace Interim Off-Site Manager's mobile phone.

The Board discussed the necessity of Chris DiSante purchasing a new manual for the Enter-phone system. Secretary Richardson moved that Chris DiSante purchase a new manual for the Enter-phone system, said manual not to exceed \$100.00. Director Bird seconded the motion and the motion passed unanimously.

Interim Off-Site Manager departed at 7:53pm

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of February 3, 2010, the Board Organizational and Annual meetings of March 9, 2010. Secretary Richardson moved to approve the minutes of the Board of Directors meeting of February 3 2010 as circulated. The motion was seconded by Director Jiao and carried unanimously. Secretary Richardson moved to approve the minutes of the Association Annual meeting of March 9, 2010, as corrected. The motion was seconded by Director Jiao and carried unanimously. President Panalal moved to approve minutes of the Board Organizational meeting of March 9, 2010, as corrected. The motion was seconded by Secretary Richardson 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 statements for January and February 2010 were accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed. The Board requested to be emailed a status report update.

COMMITTEE REPORTS:

Personnel: The Board discussed training on the use of the surveillance camera system and requested a thank you letter be sent to owner Shari Au, acknowledging and considering her concerns, by AE Al Cloutier

UNFINISHED BUSINESS:

1. Spalling Repairs: The Board discussed repair proposals from Structural Systems Inc, and Structural Concrete Bonding & Restoration Inc. Clarification on specifics and examples of previous work on the written proposals were requested.
2. Screen Repair Proposal Unit 1004: The Board discussed the proposal from Stacey's Mobile Screen Repair for repairs on unit 1004 for the total amount of \$418.85. Director Jiao moved that Stacy's Mobile Screen Repair be hired to make repairs on unit 1004 for the total amount of \$418.85. Vice President Shah seconded the motion and carried by a 5-0-1 vote with Treasurer Cai abstained.
3. No Smoking Building: The Board discussed a survey of the owners to amend the by-laws to re-classify Hale-O-Kalani Towers as a Smoke-Free facility. Secretary Richardson moved that a survey of owners to amend the by-laws to re-classify Hale-O-Kalani Towers as a Smoke-Free facility be sent with the next straw poll mailed out . Director Jiao seconded the motion and the motion was carried unanimously.

NEW BUSINESS:

1. Refuse Service: The board discussed proposals for refuse service. The matter was deferred, pending additional proposals.
2. 2010 Audit Proposal: The Board reviewed and discussed the proposal by CPA Dan Sullivan to audit the association's receipts, disbursements and cash balance statements at a cost of \$835 per year for three years. Treasurer Cai moved to approve the proposal for the next three years. The motion was seconded by Vice President Shah and carried unanimously.
3. Unit 105 Vacancy: The Board discussed the upcoming vacancy in unit 105 and AE Cloutier was directed that it be rented for a three month lease.
4. Push Cart: The Board discussed purchasing a push cart for the building and the matter was tabled.
5. #904 Disturbance: The Board discussed a disturbance letter. AE Cloutier to follow up.

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NEXT MEETING: Wednesday, May 5, 2010, 7:00 p.m., On Site, Resident Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 9:15 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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


Al Cloutier
Account Executive