



MANAGEMENT SPECIALISTS Company

A division of Century 21 Realty Specialists Corporation
1330 S. Beretania Street • Suite 200 • Honolulu, Hawaii 96814 -1500
PHONE (808) 949-7611 • FAX (808) 943-1668

HALE-O-KALANI TOWERS

BOARD OF DIRECTORS MEETING

August 4, 2010

MINUTES

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

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

By Invitation: 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 7:05 pm.

INTERIM OFF-SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report.

The Board discussed a proposal from Painter Chris Valdez to paint 3 trash room doors, roof of the trash room enclosure, and various stairwell areas. Director Harper moved to approve the proposal from Chris Valdez to paint 3 trash room doors, roof of the trash room enclosure, and various stairwell areas for a total amount of \$500 including tax, and to approve additional spot painting for peeling paint on the Penthouse level, not to exceed a "reasonable price". Secretary Richardson seconded the motion and the motion was carried unanimously.

Site Manager DiSante departed at 8:17 pm

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of July 14, 2010, Director Harper moved to approve the minutes of the Board of Directors meeting of July 14, 2010 Secretary Richardson seconded the motion and the motion was 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 July 2010 were accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed.

COMMITTEE REPORTS:

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed various aspects and ramifications of the spalling and rail work to be done by SSI. Vice President Shah will organize another meeting between the Board and the Contractor to discuss these various aspects and ramifications.

Director Harper left at 8:20 PM

2. Trash Room Fire sprinklers: The Board discussed the trash room fire sprinklers and whether they had been reconnected. The matter was deferred pending more information from Site Manager DiSante.

NEW BUSINESS:

1. Sweeping/Cleaning Frequency: The Board discussed sweeping and cleaning frequency of common areas and the matter was tabled.
2. 2011 Budget: The Board discussed the proposed 2011 Budget and approval was deferred.
3. Unit 1204: The board discussed a report from the leasing agent of Unit 1204 that water might be leaking down to the Unit from above when it rains. AE Cloutier was directed to communicate this to Site Manager DiSante and have him investigate. The matter was deferred pending investigation.

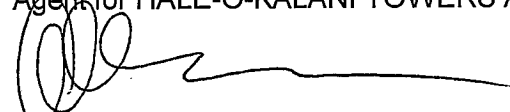
NEXT MEETING: Wednesday, September 4, 2010, 7:00 p.m., On Site, Resident Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 9:28 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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



A. Cloutier
Account Executive