



# 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-KALANITOWERS

### BOARD OF DIRECTORS MEETING

September 1, 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,

Excused: Director Frank Jiao

Absent: Directors Christopher Bird and Jayson Harper

By Invitation: Account Executive Al Cloutier and Site Manager Chris DiSante.

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:08 pm.

#### SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report.

Site Manager DiSante departed at 7:40 pm

#### MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of August 4, 2010, Vice President Shah moved to approve the minutes of the Board of Directors meeting of August 4, 2010, as corrected. Secretary Richardson seconded the motion and the motion was carried unanimously.

#### TREASURER'S REPORT:

1. Financial Statements: There were no new financial statements available for review.
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. The matter was deferred pending clarification on structural engineering.
2. Trash Room Fire Sprinklers/ Door Painting: The Board discussed the trash room fire sprinklers which have been reconnected and trash room door painting which is pending completion.
3. Unit 1204 Ceiling Leak: The Board discussed a verbal report from the ceiling repair company that the source of a leak into Unit 1204 originated from inadequate window caulking in the unit, and the matter was tabled.

NEW BUSINESS:

1. Recycling: The Board discussed the new recycling program and the location of the bins. A couple residents have complained about the location. The matter was deferred pending more discussion.
2. 2011 Budget Approval: The Board discussed the 2011 Budget and the matter was deferred pending review.

NEXT MEETING: Wednesday, October 6, 2010, 7:00 p.m., On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:42 p.m.

Submitted by:

---

Brian Richardson, Secretary  
Hale-O-Kalani Towers

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



Al Cloutier  
Account Executive