



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
September 6, 2011
MINUTES

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

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

Excused: Director Frank Jiao,

Absent: Chris Bird, Director Jayson Harper

By Invitation: Account Executive Al Cloutier, Site Manager Chris DiSante

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:35 PM.

OPEN FORUM: No issues discussed.

SITE MANAGER REPORT: Site Manager Chris DiSante gave a verbal report.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of August 2, 2011 Vice President Shah moved to approve the minutes of the Board of Directors meeting of August 2, 2011, as circulated. Treasurer Cai 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 statement for July 2011 was accepted, subject to audit.
2. Delinquencies: Delinquencies and actions being taken were discussed.

COMMITTEE REPORTS:

1. Personnel Committee: No reports.

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed various aspects of the project. JPB Engineering indicated by recent email that a contract may be ready for the Board to review at the next BOD meeting.
2. Roof Leaks: The Board discussed ongoing attempts to determine the source of leaks and solve the problem. Verbal Report from SM DiSante indicated that Beachside Roofing Inc is recommending a new roof reseal to extend warranty. The material is still under warranty from Carlisle until April 2012. AE Cloutier will contact Beachside Roofing to gather emailed opinion on the efficacy of JMI & Associates' nuclear leak detection. There have been no heavy rains since last visit from Beachside, so it is difficult to determine the efficacy of the latest attempt.

NEW BUSINESS:

1. Plumbing Inspections Proposal: The Board discussed purchasing a plumbing inspection for all units. The matter was deferred pending proposal
2. Smoke Detectors: The Board discussed purchasing and installing individual smoke detectors for all units. The matter was deferred pending proposal.

NEXT MEETING: Tuesday October 4, 2011 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:34 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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


A/Cloutier CMCA®
Account Executive