



# MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation  
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## HALE - O - KALANI TOWERS

### BOARD OF DIRECTORS MEETING

December 5, 2016

#### MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai, Directors Jayson Harper, Ann Marsteller, Alan Mair, and Chen-Yen Wang

ABSENT: Vice President Sachin Shah

BY INVITATION: Account Executive (AE) Divona Cox and Chris DiSante (SM).

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 6:08 p.m.

SPECIAL FORUM: Executives from Tobacco-Free Hawaii gave a presentation. Walter of Alaka'i Mechanical and Pat with Porter Construction spoke about the sewer pipe project.

SITE MANAGER REPORT: The Board accepted RM DiSante's verbal report.

#### MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of November 7, 2016. Director Harper moved to approve the minutes of November 7, 2016. Director Mair seconded the motion, and the motion carried unanimously.

#### TREASURER'S REPORT:

1. Financial Statement: The Board reviewed and discussed the financial status of the Association. The financial statement for October 2016 was accepted, subject to audit.
2. Delinquencies: There were no delinquencies to report.

UNFINISHED BUSINESS:

1. SEWER PIPES: The Board discussed this project.
2. FINANCING: The Board reviewed the term sheets from Hawaii National Bank and Mutual of Omaha Bank. AE Cox was directed to obtain an alternate term sheet.
3. ELEVATOR: This matter is tabled pending completion of the sewer pipe replacement project.
4. NO SMOKING: AE Cox was directed to send letters and ballots to owners.

NEW BUSINESS:

1. NONE.

NEXT MEETING: Regular Meeting of the Board of Directors Monday, February 6, 2017 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 8:08 p.m.

Submitted by:

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



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Divona Cox  
Account Executive