

# HALE - O - KALANI TOWERS

## BOARD OF DIRECTORS MEETING

April 1, 2009

### MINUTES

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

ROLL CALL: Present: President Jayson Harper, Vice President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai, Directors Sachin Shah and Frank Jiao (one vacancy).

By Invitation: Condominium Department Manager (CDM) Carl Nakao and Resident Manager Art Tamburi.

CALL TO ORDER: Noting a quorum present, President Harper called the meeting to order at 7:04 pm.

#### RESIDENT MANAGER'S REPORT:

Resident Manager Tamburi provided a verbal and written report.

The Board reviewed and discussed a proposal CDM Nakao was directed to contact Color Dynamics to expedite the spall repair warranty work.

MINUTES: The Board reviewed and discussed the minutes of the Regular Board of Directors meeting of February 4, 2009 and the Association Annual and Board Organizational meetings of March 5, 2009. The minutes of the Board meeting of February 4, 2009 and Organizational meeting of March 5, 2009 were unanimously approved, as circulated. The minutes of the Association meeting were unanimously approved as corrected.

#### TREASURER'S REPORT:

1. Financial Statements: The financial statements for January and February 2009 were accepted, subject to audit. The Board was also informed of rate increases.
2. Delinquencies: Delinquencies and action being taken were discussed.
3. 2009 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 \$827.22. Secretary Richardson moved to approve the proposal. The motion was seconded by President Harper and carried unanimously.

#### COMMITTEE REPORTS:

1. Personnel: Chair Jayson Harper provided a verbal report.

UNFINISHED BUSINESS:

1. Checkered Plate: The Board reviewed and discussed a proposal by Hiseko Allied to remove and replace two checkered plate covers at a total cost of \$1596.82. Hearing no objection, the proposal was approved.
2. Rainwater Leaks: The Board discussed leaks into a number of units due to wind driven rain. The matter was deferred pending an assessment by Color Dynamics to determine if any remedial repairs will be part of their warranty work.

NEW BUSINESS:

1. Sewer Line: The Board reviewed and discussed proposals for quarterly drain cleaning service. Action was deferred pending a complete proposal by Alaka'i Mechanical.
2. Trash Room: The Board reviewed and discussed a proposal by Hiseko Allied to repair the trash room roof and one metal door and to replace one metal door. Action was deferred pending two additional proposals.

NEXT MEETING: Wednesday, May 6, 2009, 7:00 p.m., On Site, Resident Manager's Office, Honolulu, Hawaii.

ADJOURNMENT: There being no further business, President Harper adjourned the meeting at 8:35 p.m.

Submitted by:

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Brian Richardson, Secretary  
Hale-O-Kalani Towers

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

Carl Nakao, CMCA®, AMS®, PCAM®  
Condominium Department Manager