

HALE-O-KALANITOWERS

BOARD OF DIRECTORS MEETING

May 6, 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 7:05 pm.

RESIDENT MANAGER'S REPORT:

Resident Manager Tamburi provided a verbal and written report.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of April 1, 2009. President Harper moved to approve the minutes of the Board meeting of April 1, 2009, as corrected. The motion was seconded by Secretary Richardson and carried unanimously.

TREASURER'S REPORT:

1. Financial Statements: The financial statement for March 2009 was accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed.

COMMITTEE REPORTS:

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

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed rear spalling and railing repairs. CDM Nakao was directed to obtain additional proposals for the repair from welding contractors. Vice President Panalal will obtain a proposal from Federal Welding.
2. Rain Infiltration: The Board discussed rain infiltration into units. The leak into unit 404 maybe covered under warranty of the spalling repair by CDI. The leaks into units 1202, 1204, 1205 and 1207 are most likely from planter drains on the penthouse floor. An assessment and proposal

for the repair will be obtained from CDI. The leak into PH1 was attributed to the lanai slab being flush to the threshold. The matter was deferred. The leak into PH2 was attributed to the window frame and therefore is the owner's responsibility. The leak into PH3 was attributed to a weather strip for the lanai door and therefore is the owner's responsibility.

3. Drain Pipe: The Board reviewed and discussed a proposal by Alaka'i Mechanical to replace bad sections of a rain drain in the first floor ceiling at a cost of \$2580.10. President Harper moved to approve the proposal. The motion was seconded by Director Jiao and carried unanimously.
4. Drain Cleaning: The Board reviewed and discussed proposals by Alaka'i Mechanical for periodic cleaning of all drain lines. Hearing no objection, the proposals were approved.

NEW BUSINESS:

1. Stall 52: The Board discussed the vehicle frequently protruding from stall 52. CDM Nakao was directed to look into moving all wheel stops to create longer stalls.

NEXT MEETING: Wednesday, June 3, 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 8:30 p.m.

Submitted by:

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