

HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

June 3, 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.

CALL TO ORDER: Noting a quorum present, President Harper called the meeting to order at 7:05 pm.

RESIDENT MANAGER'S REPORT: No report.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of May 6, 2009. President Harper moved to approve the minutes of the Board meeting of May 6, 2009, as circulated. 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. President Harper moved to obtain proposals for a full time interim site manager to include on call service. The motion was seconded by Secretary Richardson and carried unanimously. President Harper moved to increase the hours of the cleaning service by Lion's Cleaning to 40 hours per week, Mondays through Saturdays with half days on Wednesdays and Saturdays pending the hiring or contracting of a full time interim manager. The motion was seconded by Secretary Richardson and carried unanimously.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. Unit 1101: The Board reviewed and discussed a request for reimbursement from Shah (1101) to clear a common drain line. Hearing no objection, the request was approved.
2. Web Site: The Board discussed developing an Association web site. The matter was deferred.
3. Unit Numbers: The Board discussed replacing the unit numbers on the unit doors and directed CDM Nakao to obtain a proposal.

NEXT MEETING: Wednesday, July 1, 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