



# 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

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## HALE-O-KALANI TOWERS

### BOARD OF DIRECTORS MEETING

September 2, 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 and Directors Guansheng Jiao and Sachin Shah.

By Invitation: Condominium Department Manager Carl Nakao, Account Executive Lisa Bortle, Interim Off-Site Manager Chris DiSante and Owner Shari Au (403).

CALL TO ORDER: Noting a quorum present, President Harper called the meeting to order at 7:07 pm.

SPECIAL ORDER:

President Harper moved to appoint Shari Au (403) to the Board of Directors. Vice President Panalal seconded the motion, and hearing no objection the motion carried unanimously.

INTERIM OFF-SITE MANAGER REPORT:

Interim Off-Site Manager Disante provided a verbal report.

MINUTES:

The Board reviewed and discussed the minutes of the Board meeting of August 5, 2009. President Harper moved to approve the minutes of the Board of Directors meeting of August 5, 2009, as circulated. The motion was seconded by Secretary Richardson and 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 2009 was accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed.

COMMITTEE REPORTS:

1. Personnel: Chair Harper provided a verbal report.

UNFINISHED BUSINESS:

1. Warranty Work: The Board discussed a letter sent to Color Dynamics regarding their non-compliance to the re-scheduling of the requested warranty work, giving them until September 30, 2009 to respond. The matter was deferred pending a response.
2. Spalling and Railings: The Board discussed the petition for specifications pertaining to the concrete spalling and railing repair and replacement provided by Director Shah. Account Executive Bortle was directed to obtain three proposals from structural engineers to provide plans and specifications for the detailed request.
3. Trash Bin Room: The Board reviewed and discussed a proposal to repair the concrete floor of the trash bin room. The Board directed Account Executive to get an opinion from Interim Resident Manager DiSante regarding the two that had already been received.
4. Web Site: The Board discussed the Associations recently established web site. Account Executive Bortle was directed to email pdf's of minutes to Secretary Richardson to post on the Association's web site.

NEW BUSINESS:

1. Smoking Ban: The Board discussed implementing a ban on smoking at the premises. The matter was deferred.
2. Drainage Modification: The Board discussed the drainage issues surrounding the trash room, and the probable modification of the drain. Account Executive Bortle was directed to obtain a proposal for the modification to allow for efficient drainage.
3. Lanai Glass: The Board discussed the broken glass of the lanai door at penthouse #3. Owner Hanendra Panalal will obtain proposals to have it repaired.
4. Convex Mirror and Sign for Mauka garage entrance: The Board discussed safety concerns with regard to a blind spot at the Mauka entrance of the parking garage. The Board directed Account Executive Bortle to obtain proposals for a 5 mph sign, as well as a convex mirror to adhere onto the lamppost.

NEXT MEETING: Wednesday, October 7, 2009, on-site Resident Manager's Office at 7:00 pm.

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

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

Lisa Bortle  
Account Executive