



MANAGEMENT SPECIALISTS Company

A division of Century 21 Realty Specialists Corporation
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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

October 7, 2009

MINUTES

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

ROLL CALL: Present: President Jayson Harper, Secretary Brian Richardson, Treasurer Jack Cai and Directors Sachin Shah and Shari Au.

Directors Excused: Vice President Harendra Panalal and Director Guansheng Jiao.

By Invitation: Account Executive Lisa Bortle and Interim Off-Site Manager Chris DiSante.

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

INTERIM OFF-SITE MANAGER REPORT:

Interim Off-Site Manager Disante provided a verbal report.

Account Executive Bortle was directed to contact Resident Manager Tamburi and request information regarding possible warranties attached with the office printer and fax machine.

MINUTES:

The Board reviewed and discussed the minutes of the Board meeting of September 2, 2009. President Harper moved to approve the minutes of the Board of Directors meeting of September 2, 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 August 2009 was accepted, subject to audit.

COMMITTEE REPORTS:

1. Personnel: Chair Harper provided a verbal report.

President Harper moved to approve the signing of a retention agreement proposed by Michael Nauyokas. Secretary Richardson seconded the motion and hearing no objection the motion passed unanimously.

UNFINISHED BUSINESS:

1. Warranty Work: The Board discussed the rescheduling of the warranty work with Color Dynamics. The matter was deferred pending completion.
2. Spalling and Railings: The Board reviewed and discussed the proposals submitted by WJE and Beers to create a bid package for the repair work to the rear railings. The matter was deferred pending review by Frank Jiao.
3. Elevator Cab: The Board reviewed and discussed a proposal for the cosmetic refurbishment of the elevator cab. President Harper volunteered to clarify the scope of work with the contractors. The matter was deferred pending repairs to the rear railings.
4. Trash Bin Room: The Board reviewed and discussed a proposal by Bennys Better Builders to repair the concrete floor of the trash bin room. Secretary Richardson motioned to approve the proposal from Benny's Better Builders for the repair of the trash bin room at a cost of \$5,346.00. President Harper seconded the motion. Hearing no objection the motion passed unanimously.
5. Storage Shed Doors and Roof: The Board reviewed and discussed a proposal by Kealii Construction to replace the storage shed doors and roof. The matter was deferred pending additional proposals.
6. Convex Mirror and Signs: The Board reviewed and discussed two proposals for a convex mirror to be installed at the parking garage. President Harper motioned to approve a proposal for a convex mirror by A Glassco at a cost of \$306.00. Secretary Richardson seconded the motion. Hearing no objection the motion passed unanimously.
7. Fire Escape Door: The Board reviewed and discussed a proposal to replace the Mauka fire escape door. The matter was deferred.
8. (PH3) Lanai Glass Repair: The matter was deferred pending proposals.
9. Unit Insurance (HO6) Survey Results: The Board reviewed and discussed the results of a survey issued to all unit owners requesting their input on the status of their having HO6 policies. The matter was deferred.

NEW BUSINESS:

1. 2010 Budget and Reserve Analysis: Discussion of the 2010 Budget and Reserve Analysis was deferred.
2. Unit #102 Violation: The matter was tabled.
3. Corekey System: The Board discussed the existing corekey system, and discussed the possibility of modifying the system into a fob type of entry. Account Executive Bortle was directed to obtain three proposals to have the corekey system modified to a fob type of key system.

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NEXT MEETING: Wednesday, November 4, 2009, on-site Resident Manager's Office at 7:00 pm.

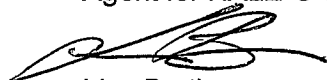
ADJOURNMENT: There being no further business, President Harper adjourned the meeting at 8:21 p.m.

Submitted by:



Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Lisa Bortle
Account Executive