



MANAGEMENT SPECIALISTS Company

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

BOARD OF DIRECTORS MEETING

May 5, 2010

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Secretary Brian Richardson, Treasurer Jack Cai, and Directors Christopher Bird and Frank Jiao.

Absent: Director Jayson Harper

By Invitation: Account Executive Al Cloutier and Interim Off-Site Manager Chris DiSante.

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:06 pm.

INTERIM OFF-SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report.

The Board directed Site Manager DiSante to obtain a written cost estimate on repairing the sprinkler system.

Director Jiao arrived at 7:14pm

The Board discussed the proposals from Roll Offs Hawaii and Honolulu Disposal Service. Vice President Shah moved to accept the proposal from Roll Offs Hawaii for \$834.73 per month, subject to them agreeing to increase frequency to match Honolulu Disposal Service. Secretary Richardson seconded the motion and the motion was carried unanimously.

Interim Off-Site Manager DiSante departed at 7:33 pm

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of April 7, 2010, Secretary Richardson moved to approve the minutes of the Board of Directors meeting of April 7, 2010 as corrected. Vice President Shah seconded the motion and the motion was carried unanimously.

TREASURER'S REPORT:

1. Financial Statements: The Board reviewed and discussed the financial status of the Association. Hearing no objection, the financial statements for March were accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed. The Board requested to be emailed a status report update.

COMMITTEE REPORTS:

Personnel: The Board directed AE Cloutier to find copies of the Resident Manager Employment Agreement and Job Description.

UNFINISHED BUSINESS:

1. Spalling Repairs: The Board discussed warranty work by CDI to be scheduled on a specific date and time by AE Cloutier
2. Rear Spalling and Railings: The Board discussed several proposals on replacing the Railings and combined spalling work required. Secretary Richardson moved to schedule an informational open forum meeting for the Owners of Hale O Kalani Towers, meeting to be held on Saturday June 19, 2010, at 10:00 am in the Lobby. Vice President Shah seconded the motion and the motion was carried unanimously.
3. Screen Repair Proposal Unit 403: The Board discussed the proposal from Stacey's Mobile Screen Repair for repairs on unit 403. Vice president Shah moved that Stacy's Mobile Screen Repair be hired to make repairs on unit 403. Director Jiao seconded the motion and the motion was carried unanimously.
4. Rain leaks: The board discussed rain leaks and the matter was deferred pending CDI warranty work.
5. Trash Chute: The board discussed the Trash Chute repairs. The matter was deferred pending new refuse service contract.
6. Unit 105 Vacancy: The Board discussed the upcoming vacancy in Unit 105. Vice President Shah moved to list Unit 105 as available to rent for a 6 month lease term, at the current rental rate. Director Jiao seconded the motion and the motion carried unanimously.

NEW BUSINESS:

1. Trash Room Sprinklers: The Board discussed repairs for the trash room sprinklers. The matter was deferred pending work on the Trash Chutes.

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NEXT MEETING: Wednesday, June 2, 2010, 7:00 p.m., On Site, Resident Manager's Office,

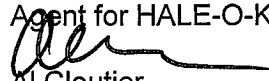
ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at
8:47 p.m.

Submitted by:



Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Al Cloutier
Account Executive