



MANAGEMENT SPECIALISTS Company

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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

June 2, 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 Director Christopher Bird.

Excused: Directors Jayson Harper & Frank Jiao

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 7:15 pm.

INTERIM OFF-SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report.

The Board directed Site Manager DiSante to affix a 30 day notice of intent to remove on two abandoned bicycles chained to a lamp post. AE Cloutier was instructed to research privacy issues concerning elevator security cameras.

Interim Off-Site Manager DiSante departed at 7:35 pm

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of May 5, 2010, Secretary Richardson moved to approve the minutes of the Board of Directors meeting of May 5, 2010 as corrected. Director Bird 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 April 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 discussed the position of Site Manager. Vice president Shah motioned to authorized AE Cloutier to formalize the position of Site Manager with Interim Site Manger Chris DiSante, subject to his signing acceptance of the Job Description. Director Bird seconded the motion and the motion was carried unanimously.

UNFINISHED BUSINESS:

1. Spalling Repairs: The Board discussed warranty work by CDI to be rescheduled 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. The matter was deferred pending owner input at the Association Informational and Open Forum meeting scheduled June 19, 2010.
3. Rain leaks: The Board discussed a proposal from Tory's Roofing to repair cuts to the roofing membrane. Treasurer Cai moved to accept the proposal from Tory's Roofing to repair the cuts to the roofing membrane for a total price of \$1500. Vice President Shah seconded the motion and the motion was carried unanimously. AE Cloutier was directed to have Tory's Roofing furnish a proposal for the entire roof with an estimate of the current useful life of the roof.
4. Refuse Service: The board discussed two contract proposals to provide refuse removal service from Roll-Offs Hawaii and Honolulu Disposal. Vice President Shah moved to accept the contract proposal from Honolulu Disposal to provide refuse removal service for the total monthly rate of \$900.52. Treasurer Cai Seconded the motion and the motion was carried 4-1, with Director Bird opposed.

NEW BUSINESS:

1. Recycling: The Board discussed the feasibility of a recycling program. The matter was deferred pending more research on options.

NEXT MEETING: Wednesday, July 14, 2010, 7:00 p.m., On Site, Resident Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 9:00 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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


AE Cloutier
Account Executive