



## MANAGEMENT SPECIALISTS Company

A division of Century 21 Realty Specialists Corporation  
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### HALE-O-KALANITOWERS

#### BOARD OF DIRECTORS MEETING

November 3, 2010

#### MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai, and Director Frank Jiao.

Excused: Vice President Sachin Shah

Absent: Directors Chris Bird, Jayson Harper

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

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 8:00 pm.

#### SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report prior to the meeting; these issues were conveyed to the Directors by President Panalal. The Board discussed a recent sewerage back up in unit 204. AE Cloutier was directed to schedule a complete clean out of the sewer line systems and a visual inspection of the penthouse floor drain by Alakai Mechanical.

#### MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of October 6, 2010, Director Jiao moved to approve the minutes of the Board of Directors meeting of October 6, 2010. Treasurer Cai 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 September 2010 were accepted, subject to audit.

2. Delinquencies: Delinquencies and action being taken were discussed. Treasurer Cai moved to accept a payment plan offer from a delinquent owner, subject to conditions that the lien would not be lifted until all amounts, including legal fees, and late charges are paid in full, and all payments must be paid on or before the 1<sup>st</sup> of the month. Director Jiao seconded the motion and the motion was carried unanimously.

COMMITTEE REPORTS:

1. Personnel Committee: No Reports

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed a proposal from JPB Engineering to provide structural engineering for the rear spalling and railing project in the amount of \$6,282.72. Secretary Richardson moved to ratify an agreement to accept the JPB Engineering contract that was agreed to by email by Board majority. Director Jiao seconded the motion and the motion carried unanimously.

NEW BUSINESS: No new business.

NEXT MEETING: Wednesday, December 1, 2010, 7:00 p.m., On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:25 p.m.

Submitted by:

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Brian Richardson, Secretary  
Hale-O-Kalani Towers

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



Al Cloutier CMCA®  
Account Executive