



MANAGEMENT SPECIALISTS Company

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

BOARD OF DIRECTORS MEETING

March 3, 2011

MINUTES

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

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

Excused: Treasurer Jack Cai

Absent: Director Jayson Harper

By Invitation: Account Executive Al Cloutier, Site Manager Chris DiSante, and JPB Engineering representative Jonathan Brandt.

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 8:24 PM.

OPEN FORUM:

SITE MANAGER REPORT:

Site Manager DiSante provided a verbal report.

Site Manager DiSante departed at 8:32 PM

Mr. Jonathan Brandt provided a verbal explanation of Back Railing and Spalling project new proposals, with side by side comparisons.

Mr. Brandt departed at 9:36 PM

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of January 5, 2011, Vice President Shah moved to approve the minutes of the Board of Directors meeting of January 5, 2011. 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 December 2010 and January 2011 were accepted, subject to audit.
2. Delinquencies: Delinquencies and action being taken were discussed.

COMMITTEE REPORTS:

1. Personnel Committee: No Reports

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board various aspects of the project.
1. Hiring Assistant for Site Manager: The Board discussed hiring an assistant for the Site Manager DiSante during the Back Rail/Spalling Repair Project. AE Cloutier will check with Site Manager DiSante for any referrals he may have for position, and place help wanted advertisement on Craig's List.

NEW BUSINESS:

No new business

NEXT MEETING: Association Annual Meeting. Saturday March 5, 2011 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 9:09 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Al Cloutier CMCA®
Account Executive