



MANAGEMENT SPECIALISTS Company

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

BOARD OF DIRECTORS MEETING

April 6, 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.

Absent: Directors Jayson Harper, Chris Bird, and Frank Jiao

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 7:34 PM.

OPEN FORUM: No members present for open forum.

SPECIAL ORDER:

Mr. Jonathan Brandt provided a verbal explanation of Back Railing and Spalling project AIA draft contract from Structural Systems Inc.

Site Manager DiSante departed at 7:37 PM

Director Jayson Harper arrived at 7:38 pm

Director Frank Jiao arrived at 7:43 pm

Mr. Brandt departed at 7:48 PM

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of March 2, 2011, and the Association Annual and Organizational meetings of March 5, 2011. Vice President Shah moved to approve the minutes of the Board of Directors meeting of March 2, 2011 and the Association Annual and Organizational meetings of March 5, 2011, as corrected. Director Jiao 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 statement for February 2011 was accepted, subject to audit.
2. Delinquencies: Delinquencies and actions being taken were discussed.

COMMITTEE REPORTS:

1. Personnel Committee: No Reports

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed 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. The matter was tabled until the project is scheduled.

NEW BUSINESS:

No new business

NEXT MEETING: Wednesday May 4, 2011 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:30 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