



MANAGEMENT SPECIALISTS Company

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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

June 1, 2011

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai, and Director Jayson Harper

Absent: Chris Bird

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

Excused: Vice President Sachin Shah and Director Frank Jiao

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:45 PM.

OPEN FORUM: No members present for open forum.

SITE MANAGER REPORT: Site Manager Chris DiSante gave a verbal report.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of May 4, 2011 Director Harper moved to approve the minutes of the Board of Directors meeting of May 4, 2011, as circulated. Secretary Richardson 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 April 2011 was accepted, subject to audit.
2. Delinquencies: Delinquencies and actions being taken were discussed.

COMMITTEE REPORTS:

1. Personnel Committee: The Board discussed House Rules violations

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed various aspects of the project. A Railcraft representative will be visiting June 6 to meet with Board. JPB Engineering will coordinate visit.
2. Parking Lot Space Reconfiguration: The Board discussed reconfiguring the parking spaces to accommodate extra parking. The matter was tabled.
3. Roof Leaks: The Board discussed reports of roof leaking into 12th floor units, and recent attempts to discover the source and solve the problem. Beachside roofing has patched over 20 possible areas. Site Manager DiSante will monitor the situation during the next heavy rain to see if the problem has been corrected.
4. Elevator Panels: The Board discussed a proposal for replacing interior wall panels for elevators the matter was tabled until after the spalling repairs are complete.

NEW BUSINESS:

NEXT MEETING: Wednesday July 6, 2011 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:17 p.m.

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Al Cloutier CMCA®
Account Executive