



MANAGEMENT SPECIALISTS Company

A division of Century 21 Realty Specialists Corporation
1330 S. Beretania Street • Suite 200 • Honolulu, Hawaii 96814 -1500
PHONE (808) 949-7611 • FAX (808) 943-1668

HALE-O-KALANITOWERS

BOARD OF DIRECTORS MEETING

November 1, 2011

MINUTES

 FILE COPY

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Treasurer Jack Cai, Secretary Brian Richardson, Directors Chris Bird and Jayson Harper

Excused: Frank Jiao Director

Absent:

By Invitation: Account Executive Al Cloutier Site Manager Chris DiSante

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:31 PM.

OPEN FORUM: No issues discussed.

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 October 4, 2011 Director Harper moved to approve the minutes of the Board of Directors meeting of October 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 September 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 draft contract with SSI. The contract will be sent to attorney for final review
2. Roof Leaks Status: The Board discussed ongoing attempts to determine the source of leaks and solve the problem. A proposal from Beachside Roofing to patch visible holes was discussed. The matter was deferred pending a complete re-roofing proposal.
3. Plumbing Inspections Proposal: The Board discussed a proposal from Aqua Flow Tech to do unit plumbing inspections. Director Harper moved to accept the proposal from Aqua Flow tech, provided they supply their contractor's license number, proof of insurance, and that they document the inspection with photos. Director Bird seconded the motion and the motion was carried unanimously.
4. Smoke Detectors: The Board discussed purchasing and installing individual smoke detectors for all units. A price of approximately \$10 each was obtained from City Mill. Director Harper moved to have Site Manager DiSante purchase the Smoke Detectors for the Association and distribute one to all residents. Vice President Shah seconded the motion and the motion was carried unanimously.

NEW BUSINESS:

1. Approve Date/Time/Place of 2012 Annual Meeting: The Board discussed a proposed date and time for the 2012 Annual Association and Organizational Meeting. AE Cloutier proposed that the meeting be held on property, Tuesday March 6, 2012 at 6:00pm. Director Harper moved to accept the proposed date/time/place. Director Bird seconded the motion and the motion was carried by a vote of 3 for, 2 against, and one abstention.

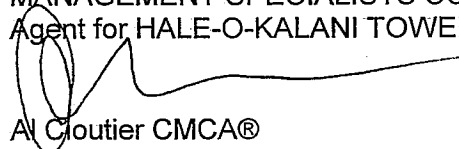
NEXT MEETING: Tuesday December 6, 2011 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 8:32 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