



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

April 4, 2012

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:

Absent: Vice President Sachin Shah, Directors Chris Bird and Jayson Harper

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 7:38 PM.

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 February 7, 2012, and the Association Annual and Organizational meetings of March 6, 2012. Treasurer Cai moved to approve the minutes. 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 statements for January and February 2012 were accepted, subject to audit.
2. Delinquencies: Delinquencies and actions being taken were discussed.

COMMITTEE REPORTS:

1. Personnel Committee: The Board discussed the necessity of an Assistant for the SM. SM DiSante will coordinate the recruitment of one.

UNFINISHED BUSINESS:

1. Rear Spalling and Railings: The Board discussed various aspects of the SSI project. JPB representative will review the rail mock up and sign off.
2. Plumbing Inspections: The Board discussed Aqua Flow Tech plumbing inspections. Some units have been inspected and the matter was deferred pending completion of all units.
3. Roof Leaks Status: The Board discussed the roof leaks into units 1204 and 1205. The leaks are still occurring despite the recent recoating of the roof, which eliminated a large possible area as being the source of the leakage. SM DiSante reported that SSI inspected the areas and has recommended spalling repair on the penthouse level. They also recommend removing the decking to correct any possible hidden deficiency. SM DiSante will coordinate this with SSI and penthouse owners.
4. Trash Chutes Status: The Board discussed the Trash Chutes repairs. Chutes Hawaii has informed AE and SM that the doors have arrived and work will begin next week. The matter was deferred.
5. Recycling Bin Location: The Board discussed relocating the recycling bins. The matter was deferred.
6. Smoking Survey: The Board discussed the results of a recent smoking survey mailed out to all owners. The survey did not result in the necessary votes to carry the issue forward. The matter was tabled.

NEW BUSINESS:

1. Pool Tile: The Board discussed an unsolicited proposal from Aqua Blue Pools to retile the bottom of the pool. The Board requested more proposals for comparison. The matter was deferred.
2. Unit 103 Soap Suds: The Board discussed a report of soap suds in unit 103 toilet. SM DiSante was directed to investigate. The matter was deferred.

NEXT MEETING: Tuesday May 1, 2012 On Site, Site Manager's Office,

ADJOURNMENT: There being no further business, President Panalal adjourned the meeting at 7:30 p.m.

Hale-O-Kalani Towers, Board of Directors Meeting
April 3, 2012
Page 3

Submitted by:

Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Al Cloutier CMCA®
Account Executive