



# MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation  
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## HALE - O - KALANITOWERS

### BOARD OF DIRECTORS MEETING

January 7, 2014

### MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Treasurer Jack Cai, and Directors Jayson Harper and Ann Marsteller.

EXCUSED: Secretary Brian Richardson and Director Frank Jiao.

BY INVITATION: Condominium Department Manager (CDM) Carl Nakao and Site Manager (SM) Chris DiSante

CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:53 p.m.

SITE MANAGER REPORT: SM DiSante provided a written and verbal report.

#### MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of December 3, 2013. Vice President Shah moved to approve the minutes. Director Harper seconded the motion. The motion carried unanimously.

#### TREASURER'S REPORT:

1. Financial Statement: The Board reviewed and discussed the financial status of the Association. The financial statement for November 2013 was accepted, subject to audit.
2. Delinquencies: There were no delinquencies to report.

#### COMMITTEE REPORTS:

1. Personnel Committee: The Board reviewed and discussed correspondence regarding Site Manager DiSante and construction noise. Director Harper will be addressing the personnel matter with Site Manager DiSante. Vice President Shah will be addressing the construction matter with Structural Systems.

#### UNFINISHED BUSINESS:

1. JPB SKYLIGHT PROPOSAL: The Board reviewed and discussed proposals to provide materials to install a skylight and proposals to install the skylight. Director Harper moved to approve the proposal from Division X to provide the material at a total cost of \$12,019 and the proposal from Installation Services, Inc (ISI) to install the skylight at a total cost of \$8500. Vice President Shah seconded the motion. The motion carried unanimously.

The Board selected the clear color panel.

Director Harper moved to have JPB Engineering draft the permit drawings. Vice President Shah seconded the motion. The motion carried unanimously.

NEW BUSINESS:

1. WATERPROOF WALKWAY DECKS: The Board reviewed and discussed proposals to waterproof the walkway decks. Director Harper moved to approve the proposal from American Coating to remove delaminated areas of the existing waterproofing and to install a Neogard Pedagard waterproofing system to the walkway decks at a total cost of \$90,500. Vice President Shah seconded the motion. The motion carried unanimously.

The Board selected a shade darker than the existing waterproofing.

JPB Engineering will be coordinating the installation.

2. ELEVATOR LOUVERS: The Board reviewed and discussed proposals to provide the material to install elevator louvers. Director Harper moved to approve the proposal from Division X to provide the material at a total cost of \$6882 and to have ISI install the louvers. Vice President Shah seconded the motion. The motion carried unanimously.
3. VEHICLE DAMAGE INSURANCE CLAIM: The Board discussed a claim for alleged damage to a vehicle allegedly on Association property. The Board requested to have the Association's insurance contact the vehicle owner's insurance.
4. UNIT 707: The Board reviewed and discussed correspondences regarding the air conditioner installed at unit 707. The matter was deferred. The Board requested an update of the status of all air conditioners currently installed.

NEXT MEETING: Tuesday, February 4, 2014, on-site Manager's office at 7:30 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 9:37 p.m.

Submitted by:



Brian Richardson, Secretary  
Hale-O-Kalani Towers

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



Carl Nakao  
Condominium Department Manager