



# MANAGEMENT SPECIALISTS Company

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

## HALE-O-KALANI TOWERS

### BOARD OF DIRECTORS MEETING

April 1, 2014

### MINUTES

- PLACE: On Site, Site Manager's Office, Honolulu, Hawaii.
- ROLL CALL: Present: President Harendra Panalal, Secretary Brian Richardson, Treasurer Jack Cai, and Directors Ann Marsteller and Jayson Harper.
- ABSENT: Vice President Sachin Shah and Director Frank Jiao
- BY INVITATION: Account Executive (AE) Divona Cox and Site Manager (SM) Chris DiSante
- CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:35 p.m.

SITE MANAGER REPORT: The Board approved SM DiSante's verbal and written report. SM DiSante was directed to speak with SSI regarding an assessment of the railings as well as Diamond Head Sprinkler for an assessment of the irrigation system. SM DiSante relayed that a recent fire inspection found some minor deficiencies that need to be corrected. Secretary Richardson motioned to approve the purchase and installation of 12 closers in the trash room doors. Directors Harper seconded the motion, and the motion carried unanimously.

#### MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of February 4, 2014 and the minutes of the Association's Annual and Board Organizational meetings of March 4, 2014. Secretary Richardson moved to approve the minutes. Director Marsteller seconded the motion, and the motion carried unanimously.

#### TREASURER'S REPORT:

1. Financial Statements: The Board reviewed and discussed the financial status of the Association. The financial statements for January and February 2014 were accepted, subject to audit.
2. Delinquencies: There were no delinquencies to report.

UNFINISHED BUSINESS:

1. REAR SPALLING AND RAILINGS: The Board discussed the progress of Structural Systems, Inc. (SSI). AE Cox was directed to inquire with Julian as to the stipulated completion date.
2. DIVISION X, INC.: AE Cox reported that the building permit for the skylights was submitted to the city on March 21, 2014.

NEW BUSINESS:

1. SSI INVOICE: The Board reviewed SSI's payment applications for \$28,785.86 and \$31,990.97. Secretary Richardson moved to accept the invoices. Director Marsteller seconded the motion, and the motion carried unanimously.
2. AC UNITS: The Board discussed removing the air-conditioning unit in Unit 408. AE Cox was directed to inquire with the owner about his willingness to have it removed.

NEXT MEETING: Annual Meeting of the Association Tuesday, May 6, 2014 at 7:30 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 8:41 p.m.

Submitted by:



Brian Richardson, Secretary  
Hale-O-Kalani Towers

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



Divona Cox  
Account Executive