



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation
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HALE-O-KALANITOWERS

BOARD OF DIRECTORS MEETING

May 6, 2014

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Secretary Brian Richardson, Treasurer Jack Cai, and Director Ann Marsteller.

ABSENT: Directors Jayson Harper and 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 recommended that a letter be sent reminding owners what is not allowed on walkways, doors, railings and lanais. The Board decided that this information would be included in a newsletter to owners.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of April 1, 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 statement for March 2014 was 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 ask David Jones to verify all of SSI's future work.

2. AMERICAN COATING PROPOSAL: The Board discussed the American Coating proposal. Director Marsteller motioned to accept the proposal from American Coating, allowing them to work horizontally and shut down the walkway from 8:00 a.m. – 4:00 p.m. in order for the work to be performed all at one time. Vice President Shah seconded the motion, and the motion was carried unanimously.
3. DIVISION X, INC.: The Board discussed comments from the city regarding the Skylight Permit. Since the skylight is not more than 50% open to the sky, the skylight is considered floor area. This would require a zoning variance; however, it is unlikely for the city to approve such variance. Therefore, JPB advises a change in the design of the skylight such that the panel will be 50% or more open to the sky which would then be considered added building area and would not require a zoning variance. JPB will be working on this design.

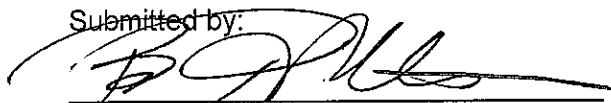
NEW BUSINESS:

1. SEWER PIPES: The Board discussed the incident that occurred in Unit 103 in which soap suds came out of the toilet. Vice President Shah will send a sketch to Alaka'i Mechanical regarding the vertical drain and vent piping in the building, so that Alaka'i Mechanical can provide a proposal to replace the sewer pipes.
2. HAWAIIAN TELCOM: The Board discussed approving a 3 year contract with Hawaiian Telcom for their Centrex Biz Plus plan, which would provide a significant savings to the association. Vice President Shah motioned to approve the 3 year contract with Hawaiian Telcom. Treasurer Cai seconded the motion, and the motion carried unanimously.

NEXT MEETING: Regular Meeting of the Board of Directors Tuesday, June 3, 2014 at 7:30 p.m.

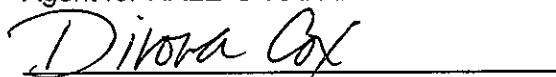
ADJOURNMENT: President Panalal adjourned the meeting at 9:06 p.m.

Submitted by:



Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Divona Cox
Account Executive