



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation
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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

August 5, 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 Directors Ann Marsteller and Jayson Harper.
- ABSENT: Director Frank Jiao.
- BY INVITATION: Account Executive (AE) Divona Cox
- CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 7:35 p.m.
- ALSO PRESENT: Jon and Julian from JPB.
- SPECIAL ORDER: Jon and Julian addressed the Board about finalizing several items, such as the American Coating Company contract, the skylights, louvers, and railings. JPB will ask American Coating to put their contract in AIA form and will get clarification on the number of days that will be required to finish the waterproofing. JPB will pursue variance for the skylight. If they get rejected again, they will install an awning. They will hold off on the louvers until the skylight is installed.
- SITE MANAGER REPORT: SM Disante was not in attendance, as he was out sick.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of July 1, 2014. Secretary Richardson moved to approve the minutes. Director Marsteller 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. The financial statement for June 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 status of the rear spalling and railings project.
2. ELEVATOR: The Board discussed Schindler's program to repair the elevator in phases. President Panalal will obtain brochures from other companies.
3. CARPET: The Board reviewed proposals and specifications from Wayne's Carpeting and American Carpet One for the installation of carpet in the landings. This matter was tabled pending completion of the walkways.

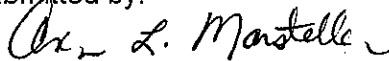
NEW BUSINESS:

1. SSI INVOICE: The Board reviewed SSI's payment application for \$25,631.20. Director Harper moved to accept the invoice. Secretary Richardson seconded the motion and the motion was carried unanimously.
2. WATERPROOFING: The Board discussed ACC's contract draft. AE Cox was directed to obtain a proposal from American Coating Company to paint the edge of the slab and the underside of the slab and to consult with JPB on color recommendations for the deck.
3. SEWER PIPES: The Board reviewed and discussed the proposal from Acme Mechanical to replace the piping in Units 103 and 203. This matter was deferred pending the completion of more critical issues.

NEXT MEETING: Regular Meeting of the Board of Directors Tuesday, September 2, 2014 at 7:30 p.m.

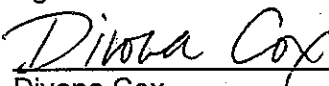
ADJOURNMENT: President Panalal adjourned the meeting at 9:00 p.m.

Submitted by:



Brian Richardson, Secretary
Hale-O-Kalani Towers

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



Divona Cox
Account Executive