



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

October 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 Ann Marsteller and Jayson Harper.
- ABSENT:** Secretary Brian Richardson 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 6:18 p.m.
- ALSO PRESENT:** Jon and Julian from JPB.
- SPECIAL ORDER:** Jon and Julian addressed the Board about pursuing the variance for the skylight with a \$1,200 fee. The matter was tabled. Jon and Julian will inquire with American Coating about a start and end date, a mediation clause, and instructions for owners. The main items of concern JPB relayed with regard to SSI's work is noticeable sealant on the baseplate, marks and holes on the walls, concrete cracks adjacent to base plates, cracked bolt caps and cement stains.

SITE MANAGER REPORT: The Board approved SM DiSante's verbal and written report.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of September 4, 2014. Director Harper moved to approve the minutes. Vice President Shah 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 August 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 and reviewed the punchlist for SSI.
2. SKYLIGHT PERMIT: The Board discussed paying \$1,200 to pursue the variance for the skylight. The matter was tabled.
3. SEWER PIPES: AE Cox was directed to ask Acme Mechanical to address the Board in our next meeting to answer questions and provide information.

NEW BUSINESS:

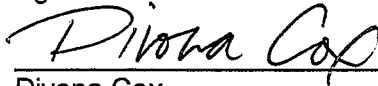
1. WATERPROOFING: The Board discussed the AIA contract submitted by American Coating Company. JPB will check on the grinding, a start and end date, and find out if ACC can begin at the start of the year.
2. SSI INVOICE: The Board reviewed SSI's payment application for \$46,634.76. Director Harper moved to accept the invoice. Director Marsteller seconded the motion and the motion carried unanimously.

NEXT MEETING: Regular Meeting of the Board of Directors Tuesday, November 4, 2014 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 8:12 p.m.

Submitted by:

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



Divona Cox
Account Executive