



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation
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HALE-O-KALANITOWERS

BOARD OF DIRECTORS MEETING

November 4, 2014

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Vice President Sachin Shah, Secretary Brian Richardson, and Directors Ann Marsteller and Jayson Harper.

ABSENT: Treasurer Jack Cai 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 6:19 p.m.

ALSO PRESENT: Derwin from Acme Mechanical

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 October 7, 2014. Director Harper 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 September 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. AE Cox was directed to ask SSI to send us a digital version of the punchlist.
2. ELEVATOR: The Board reviewed the proposal from Elevator Solutions for consulting. AE Cox was directed to invite Jim Hutchinson to attend our December meeting.
3. SEWER PIPES: Derwin of Acme Mechanical gave a presentation to the Board and will provide us with a cost to replace the sewer pipes.
4. WATERPROOFING: President Panalal signed the final AIA contract from American Coating Company.

NEW BUSINESS:

1. SSI INVOICE: JPB is currently reviewing SSI's most recent invoice.

NEXT MEETING: Regular Meeting of the Board of Directors Tuesday, December 2, 2014 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 7:26 p.m.

Submitted by:

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



Divona Cox
Account Executive