



# MANAGEMENT SPECIALISTS Company

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

### BOARD OF DIRECTORS MEETING

February 2, 2015

#### 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 Jayson Harpert and Ann Marsteller.

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 6:12 p.m.

ALSO PRESENT: Jon and Sharie from JPB and Nancy Yoshimoto (203)

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

#### MINUTES:

There were no minutes to approve, as there was no quorum on December 2, 2014.

#### TREASURER'S REPORT:

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

UNFINISHED BUSINESS:

1. REAR SPALLING AND RAILINGS: The Board discussed replacing the railing at the roof level.
2. ELEVATOR: The Board discussed the proposal from Elevator Solutions for consulting services to modernize the elevator. This matter was tabled pending the completion of the walkways.
3. SEWER PIPES: The Board discussed the proposals from Alaka'i Mechanical and Acme Mechanical to replace the sewer pipes. AE Cox was directed to obtain a quote from Alaka'i Mechanical on a unit basis.

NEW BUSINESS:

1. SSI INVOICE: The Board reviewed SSI's payment application for \$28,546.11. Director Harper moved to accept the invoice. Secretary Richardson seconded the motion and the motion carried unanimously.

NEXT MEETING: Association's Annual Meeting to be held on Monday, March 2, 2015 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 7:40 p.m.

Submitted by:

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



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Divona Cox  
Account Executive