



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

April 6, 2015

MINUTES

- PLACE: On Site, Site Manager's Office, Honolulu, Hawaii.
- ROLL CALL: Present: President Harendra Panalal, Secretary Brian Richardson, and Directors Jayson Harper, Ann Marsteller, Alan Mair, Chen-Yen Wang, and Ernest Moo.
- ABSENT: Vice President Sachin Shah and Treasurer Jack Cai.
- BY INVITATION: Account Executive (AE) Divona Cox and Chris DiSante (SM).
- CALL TO ORDER: Noting a quorum present, President Panalal called the meeting to order at 6:07 p.m.
- ALSO PRESENT: Jon from JPB
- SPECIAL ORDER: Jon addressed the Board about the skylight and closing out the project. The Board discussed installing a steel railing that will be stout in place of the skylight. Secretary Richardson motioned to approve the installation of a steel railing. Director Harper seconded the motion, and the motion carried unanimously.

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

MINUTES:

The Board reviewed and discussed the minutes of the Association's annual meeting and the Board's Organizational meeting of March 2, 2015. Director Harper moved to approve the minutes of March 2, 2015. Director Wang seconded the motion, and the motion carried unanimously.

TREASURER'S REPORT:

1. Financial Statement: The Board reviewed and discussed the financial status of the Association. The financial statement for February 2015 was accepted, subject to audit.
2. Delinquencies: There were no delinquencies to report.

UNFINISHED BUSINESS:

1. SEWER PIPES: The Board discussed the proposals from Alaka'i Mechanical and Acme Mechanical to replace the sewer pipes. AE Cox was directed to ask SM DiSante to work with owners and Acme Mechanical, and have Derwin revise his quote if necessary.

NEW BUSINESS:

1. SSI INVOICE: The Board reviewed SSI's payment application for \$124,091.89. Secretary Richardson moved to accept the invoice pending approval from JPB. Director Harper seconded the motion, and the motion carried with a 6-0-1 vote with Secretary Richardson, Directors Harper, Marsteller, Mair, Moo, and Wang in favor. President Panalal abstained.
2. AMERICAN COATING INVOICE: The Board reviewed the final invoice from American Coating Company for waterproofing the walkways. JPB recommended that the Board hold off on paying this invoice until further inspection.

NEXT MEETING: Regular Meeting of the Board of Directors Monday, May 4, 2015 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 7:17 p.m.

Submitted by:

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



Divona Cox
Account Executive