



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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HALE - O - KALANI TOWERS

BOARD OF DIRECTORS MEETING

July 13, 2015

MINUTES

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

ROLL CALL: Present: President Harendra Panalal, Treasurer Jack Cai, Secretary Brian Richardson, and Directors Jayson Harper, Ann Marsteller, Alan Mair, Chen-Yen Wang, and Ernest Moo.

ABSENT: Vice President Sachin Shah

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 6:05 p.m.

ALSO PRESENT: Sabrina Irish (808)

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

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of June 1, 2015. Director Harper moved to approve the minutes of June 1, 2015. Director Marsteller 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 May 2015 was accepted, subject to audit.
2. Delinquencies: There were no delinquencies to report.

UNFINISHED BUSINESS:

1. SEWER PIPES: The Board reviewed the proposal from U.S. Pipelining, LLC to camera the lines and furnish a DVD of its findings. Director Harper moved to accept the proposal contingent that 100% of the inspection services can be applied toward future pipelining services within a 12 month time frame.

2. PAINTING: The Board reviewed the proposals from SSI and American Coating Company to paint underneath the slab, edges, bottom of walkways and fascia. Director Harper moved to accept the proposal from SSI provided that they agree to paint the vertical walls that they damaged and fill in the holes per the punch list. Secretary Richardson seconded the motion, and the motion carried unanimously.
3. RAILING AT THE SKYLIGHT: The Board reviewed the proposal from SSI to install a railing at the skylight. Director Harper moved to accept SSI's proposal. Director Mair seconded the motion, and the motion carried unanimously. AE Cox was directed to contact Kimo Ryan about louvers.
4. ELEVATOR: The Board reviewed the proposal from Jim Hutchinson for consulting services. This matter was tabled.

NEW BUSINESS:

1. FINANCING FOR SEWER PIPE REPLACEMENT: The Board discussed how they will handle the financing of this project and reviewed the letter to owners regarding consent for a loan. AE Cox was directed to send letters to owners requesting their consent for a loan.
2. RAILINGS ON LANAI SIDE: AE Cox was directed to provide the railing report to the Board. SM DiSante is waiting on bids to repair/replace the lanais.

NEXT MEETING: Regular Meeting of the Board of Directors Monday, August 3, 2015 at 6:00 p.m.

ADJOURNMENT: President Panalal adjourned the meeting at 7:41 p.m.

Submitted by:

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



Divona Cox
Account Executive