

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIKI TOWER
DATE: August 27, 2001
Hawaiki Tower, Conference Room

Directors Present: D. Scott MacKinnon, President
Sharon H. Nishi, Vice President
Patricia K. Kawakami, Secretary
Katherine Bustillos, Treasurer
Ruth Goldstein, Director
Douglas Hung, Director
Alies Mohan, Director
Dr. A.A. "Manny" Sultan, Director

Excused: Victor Sun Wei Yee, Director

By Invitation: Paul McCurdy, Resident Manager
Ed Robinson, Managing Agent, Hawaiiana Management Co., Ltd.
Susan Capinia, Recording Secretary, Hawaiiana Management Co., Ltd.

Homeowner

Guests: E. Ann Tkachyk, Unit #1109
Dean Pasich, Unit #609
Ryo Fujise, Unit #2306
Norman Sosner, Unit #1009
Yasumasa Kuroda, Unit #1205

I. Call to Order

There being a quorum present, the meeting was called to order at 5:36 p.m., by President MacKinnon.

2. Minutes of the Previous Meeting

By unanimous consent the minutes of the July 30, 2001, Regular Meeting of the Board of Directors stand approved as corrected.

3. Homeowners Concerns

The Board welcomed homeowners and informed them that their concerns and recommendations will be addressed and forwarded to the proper committee if needed. Homeowners voiced concerns and recommendations regarding the following:

- ◆ Norman Sosner, owner unit #1009, E. Ann Tkachyk, owner unit #1109, and Yasumasa Kuroda, owner unit #1205, requested that the Board address the capacity limitation of guests and groups for the pool and barbecue area. The Board informed the owners that they would review the house rule amendments regarding the capacity limitation for common area usage.

4. Reports

A. Resident Manager's Report

A report dated August 22, 2001 was submitted by Resident Manager McCurdy and shall be filed in the office of Hawaiiana Management.

1. Maintenance Supervisor Resignation - Resident Manager McCurdy informed the Board that Maintenance Supervisor, Frank Anderson will be moving to Japan at the end of August and has resigned from his position. A motion was made by Director Kawakami, seconded by Director Mohan and unanimously approved to send a letter to Mr. Anderson with a \$500 bonus in appreciation of his hard work throughout the years of his employment.

4. **Reports – Cont. (A)**

2. **Unit #3302 Request to Remove a Portion of Garage Wall** – A motion was made by Director Goldstein, seconded by Director Kawakami and unanimously approved to have the owners of #3302 submit engineering and construction plans for the removal of a portion of the corner stairwell wall to enable the owner access to his parking stall.

B. Treasurer Report

A report dated August 22, 2001, was submitted by Treasurer Katherine Bustillos and shall be filed in the office of Hawaiiana Management. By unanimous consent the Board moved to accept the July financial statements, subject to audit. The Management Executive gave a brief report on the financials.

C. Committee Reports

1. **Budget & Finance**-The Management Executive noted that the 2002 Budget will be presented at the September meeting for Board review.
2. **Building & Grounds** – The minutes of the July 20, 2001 meeting and a report dated August 22, 2001 were submitted by the Building & Grounds Committee and shall be filed in the office of Hawaiiana Management. The Board discussed the following action items:
 1. **Board Approval to Authorize Milton Motooka, Esq. to Prepare Modification Request Documents** - A motion was made by Director Sultan, seconded by Director Goldstein, and unanimously approved to authorize Milton Motooka, Esq., to prepare appropriate document forms to be presented at the 2002 annual meeting, for window modification approval and appropriate By-law amendment authorizing the Board of Directors to exercise discretion to approve future modification requests.
 2. **Owners' Survey Questionnaire** – A motion was by Director Sultan, seconded by Director Goldstein and unanimously carried to revise the verbiage on the Owners' Survey Questionnaire to read Department Evaluation instead of Personnel Evaluation and to announce it in the upcoming newsletter.
 3. **Director Sultan recommended that Norman MacRitchie compose an article for the upcoming newsletter regarding a/c temperature settings.**
 4. **Hot Water System** – The matter was deferred.
3. **Administration & Personnel**- No report was presented.
4. **Rules & Legal** – Director Nishi informed the Board that the Rules & Legal Committee has reviewed a letter from the owners of Unit #4009 requesting approval of threshold modifications made by such owners, and recommends that the Board ask Milton Motooka, Esq. To draft an agreement for execution by the owners of Unit #4009, releasing the AOA Hawaiiki Tower from all liability arising from or in connection with existing threshold at Unit #4009 and acknowledging that any further modifications to the common elements of the Project, including, without limitation, the existing threshold, shall be subject to the terms of the Declaration and Bylaws. A motion was made by Director Nishi, seconded by Director MacKinnon and unanimously carried to approve the modifications to the threshold at Unit #4009 subject to the owners of that unit (a) signing the agreement to be drafted by Milton

Motooka, Esq. at the Board's direction, and (b) paying the fine to be levied by the Board for such owners' failure to obtain Board approval prior to implementing the subject threshold modifications. The amount of the fine shall be determined at a later date.

5. New Business

- A. KHON Request for American Cancer Society Pink Light – A letter dated August 8, 2001 was submitted by Steve Hiramoto, General Sales Manager for KHON Channel 2, a copy of which will be filed in the office of Hawaiiana Management. The letter requests permission to light Hawaiki Tower with pink lights during the month of October, which is designated as Breast Cancer Awareness month. By unanimous consent the Board approved the request and directed the Management Executive to inform KHON Channel 2 of their decision.
- B. Rec Deck Issue – The matter was deferred to the Building & Grounds Committee for review.
- C. Unit #905 Letter Requesting Installation of Mini-gym for the 36th Floor Resting Area – By Board direction the Management Executive will respond to the owners request.
- D. 2002 Tentative Board Meeting Schedule – The Management Executive provided a 2002 tentative meeting schedule for Board review.

6. Date of Next Meeting

The next scheduled meeting will be held on September 24, 2001, at 5:30 p.m., Hawaiki Tower, Conference Room.

7. Adjournment

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Susan Capinia
Recording Secretary