

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAII TOWER
DATE: January 28, 2002
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
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: Norman MacRitchie, Unit #1005
Norman Sosner, Unit #1009
Mr. W. M. Robillard, Unit #PH8 & #502

I. Call to Order

There being a quorum present, the meeting was called to order at 5:40 p.m., by Secretary Patricia Kawakami.

2. Minutes of the Previous Meeting

By unanimous consent the Board ratified the approval by email of the minutes of the November 26, 2001 Regular Meeting of the Board of Directors.

3. Homeowner's Forum

The Board welcomed homeowners and addressed their concerns and recommendations.

4. Reports

A. Resident Manager's Report

A report dated January 23, 2002 was submitted by Resident Manager McCurdy and shall be filed in the office of Hawaiiana Management.

- ◆ Elevator Cab Interiors: The Board discussed alternatives for the elevator cab interiors and requested that Management obtain camera installation costs.

B. Treasurer Report

A report dated January 23, 2002 was submitted by Treasurer Katherine Bustillos, a copy of which shall be filed in the office of Hawaiiana Management. By unanimous consent the Board moved to accept the November and December 2001 financial statements, subject to audit. The Management Executive gave a brief report on the financials.

1. Committee Reports

A. Budget & Finance-A Cash Flow Plan dated January 24, 2002 was presented by Director Bustillos, a copy of which shall be filed in the office of Hawaiiana Management. The Resident Manager gave a brief explanation of the report.

B. Building & Grounds – The minutes of the November 25, 2001 meeting, Discrepancy List, and Status of On-going Issues both dated January 23, 2002 were submitted by the Building & Grounds Committee, a copy of which shall be filed in the office of Hawaiiana Management. The Board discussed the following items:

- ◆ As-Built Drawings – The Committee informed the Board that the “As-Built Drawings” currently incorporated into the Discrepancy List will be permanently removed from the list.
- ◆ Discrepancy List – The Chair reviewed certain changes to the Discrepancy List.
- ◆ Hot Water Retrofit –A motion was made by Director Sultan, seconded by Director Goldstein and unanimously approved to enter into contract negotiation with Bartley Energy, Inc. for the implementation and installation of the hot water retrofit project at a cost not to exceed \$145,292.00. The Management Executive, Resident Manager, Directors Bustillos and Nishi, and Building and Grounds Committee member Norman MacRitchie were appointed to serve on the sub-committee to finalize contract arrangements.
- ◆ Commercial and Lobby Condenser Water Zone Valve Installation: Proposals from Bartley Energy, Inc. and Interstate Energy were submitted by the Building & Grounds committee, copies of which shall be filed in the office of Hawaiiana Management. The Building & Grounds Committee recommended that the Association accept the proposal from Bartley Energy, Inc. in the amount of \$7,765.00 plus tax. The Board unanimously approved the recommendation.
- ◆ Air Conditioning Condenser Water Retrofit – The Buildings & Grounds committee reported that Bartley Energy, Inc. had made a proposal for the air conditioning condenser water retrofit project at a cost of approximately \$269,118. Director Goldstein made a motion to proceed with the air conditioning condenser water retrofit project. Director Kawakami seconded the motion. The motion failed. After discussion, Director Goldstein made a motion, seconded by Director Kawakami and unanimously approved, to obtain cost estimates from an independent source at a cost not to exceed \$5,000 for the review of the proposed Air Conditioning Retrofit program submitted by Bartley Energy, Inc.
- ◆ Director Sultan reported on the status of the following issues:
 1. Entryway Fixtures
 2. Waterproofing
 3. Port Cochere Lighting
 4. Storage Cabinets

6. Date of Next Meeting

The next scheduled meeting will be held on February 25, 2002, at 5:30 p.m., Hawaiki Tower, Conference Room.

7. Adjournment

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Susan Capinia
Recording Secretary