

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**HAWAIKI TOWER**  
**DATE: February 25, 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, Hawaiiiana Management Co., Ltd.  
Susan Capinia, Recording Secretary, Hawaiiiana Management Co., Ltd.

**Homeowner**

**Guests:** Ryo Fujise, Unit #2306  
Linda Keller, Unit #1609  
Abraham Henderson, Unit #2005

**I. Call to Order**

There being a quorum present, the meeting was called to order at 5:27 p.m., by President MacKinnon.

**2. Homeowners Forum**

The Board welcomed homeowners and addressed their concerns and recommendations.

**3. Minutes of the Previous Meeting**

By unanimous consent the minutes of the January 28, 2002, Regular Meeting of the Board of Directors stand approved as corrected.

**4. Reports**

**A. Resident Manager's Report**

A report dated February 20, 2002 was submitted by Resident Manager McCurdy and shall be filed in the office of Hawaiiiana Management. The Board discussed the following:

1. Elevator Camera – Resident Manager McCurdy informed the Board that he received a proposal to install camera equipment for the six elevator cabs at a cost of \$42,000. The Board requested that other bids be obtained for review.

**B. Treasurer Report**

A report dated February 20, 2002 was submitted by Treasurer Katherine Bustillos and shall be filed in the office of Hawaiiiana Management. By unanimous consent the Board moved to accept the January 2002 financial statements, subject to audit. The Management Executive gave a brief report on the financials.

**C. Committee Reports**

- A. Budget & Finance**-No report was presented.

- B. Administration & Personnel**- No report was presented.
- C. Rules & Legal** - Director Nishi informed the Board that the Committee is scheduled to meet on February 28, 2002 at 8:30 a.m. to review the 2001 Questionnaire Survey results.
- D. Hot Water Contract Sub-Committee** – Director Niishi informed the Board that the Committee reviewed the hot water retrofit contract with Bartley Energy, Inc. and recommended that the Board consider an up front buy out of the hot water retrofit system contract.
- E. Building & Grounds** – The following minutes and reports were submitted by the Building & Grounds Committee and shall be filed in the office of Hawaiiana Management: January 27 and 29, 2002 Committee meeting minutes, February 2002 On-going Issues and Discrepancy Report and 2001 Questionnaire Report. The Committee submitted a list of on-going items to the Board.

**5. New Business**

- A. Resolution Regarding Alteration to Windows for Ventilation – By-Laws Amendment** – A motion was made by Director Kawakami, seconded by Director Goldstein and the Board unanimously approved the Resolution to amend Article VI, Section 4, Subparagraph (g) of the By-Laws to authorize the installation of additional windows pursuant to plans and specifications approved by the Board of Directors.
- B. Contract for Window Restoration Work** - Resident Manager McCurdy informed the Board that several proposals were received for the window restoration work. The Board discussed the matter and a motion was made by Director Kawakami, seconded by Director Goldstein and unanimously approved to accept the proposal submitted by Hawaiian Building Maintenance at a cost of \$19,062.
- C. A/C in Security Office** - A proposal was submitted by Western Pacific for the installation of an a/c system in the security office at a cost of \$6,890. A motion was made by Director Kawakami, seconded by Director Bustillos and unanimously approved to accept the proposal from Western Pacific at a cost not to exceed \$7,000.
- D. Doorbell Specifications** – The Board discussed the Doorbell Button and Installation Specifications and requested that the following verbiage be removed: Hard Wired Installation of Doorbell and Wireless Doorbells. By unanimous consent the Board approved the Doorbell Button and Installation Specifications as amended.
- E. Flooring Specifications** – The Board discussed the flooring specifications submitted by Brett Hill Inc. A motion was made by Director Kawakami, seconded by Director Goldstein and unanimously approved to accept the submitted floor specifications as corrected.
- F. Water Intrusion – November 2001 – Storm Findings** – A letter dated February 8, 2002 was submitted by Brett Hill Inc., a copy of which shall be filed in the office of Hawaiiana Management. The Board discussed the matter and requested that the Management Executive refer the matter to the Associations attorney.

6. **Date of Next Meeting**

The Annual Meeting will be held on March 25, 2002, at 5:30 p.m., Hawaiki Tower, Level 3, Lobby Area.

7. **Adjournment**

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Susan Capinia  
Recording Secretary