

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIKI TOWER
DATE: April 29, 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
Alies Mohan, Director
Dr. A.A. "Manny" Sultan, Director
Victor Sun Wei Yee, Director

Excused: Douglas Hung, Director

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

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 February 25, 2002, Regular Meeting of the Board of Directors and the March 25, 2002 Annual and Organizational Meeting stand approved as submitted.

3. Reports

A. Resident Manager's Report

A report dated April 19, 2002 was submitted by Resident Manager McCurdy and shall be filed in the office of Hawaiiiana Management.

B. Treasurer Report

A report dated April 19, 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 February and March 2002 financial statements, subject to audit. The Management Executive gave a brief report on the financials.

1. **Re-financing Loan for the Resident Manager Apartment** – The Board discussed the option of re-financing the loan for the resident manager's apartment at a lower interest rate. The Management Executive will research interest rates at various financial institutions.

C. Committee Reports

1. **Hot Water Contract Sub-Committee** – The Board discussed cost sharing and equipment leasing versus an up front buy out of the hot water retrofit system contract.

4. Unfinished Business

1. **Questionnaire** – Board members will review the list of responses received from the November mail-out and submit their comments to the Resident Manager by May 10, 2002.

2. **Window Water Intrusion** – A letter dated April 5, 2002 was submitted by the association's Attorney, Milton Motooka, a copy of which shall be filed in the office of Hawaiiana Management. The Board discussed the recommendations from Attorney Motooka regarding the window water intrusion problems and requested that the Management Executive obtain proposals from architects specializing in building inspections to investigate the problem with the possibility of reviewing the entire building.
 3. **House Rules Revisions** – The Board discussed the House Rules revisions and requested that Director Nishii review association documents pertaining to the following items: diapered children in pools, and parking. The Resident Manager will research translation of recreation area rules into Japanese.
 4. **Cost Checker – Condenser Water Retrofit** – A letter dated March 26, 2002 was submitted by Rider Hunt Levett & Bailey, a copy of which shall be filed in the office of Hawaiiana Management. The Board discussed the central condenser water system cost estimate recommendations by Rider Hunt Levett & Bailey.
5. **New Business**
- A. **Craig TV** – The Board discussed various options to seek compliance to the contract due to multiple complaints regarding performance and service. The Management Executive will schedule a meeting with Craig TV representative Bob Toguchi and other management personnel.
 - B. **Waimanu Signage** –Resident Manager McCurdy submitted a proposal from Hawaiian Sign and Design for the addition of 6” high channel letters, relocating the existing 3” letters and redoing the disabled entrance sign at a cost of \$1,166.66. A motion was made by Director Kawakami, seconded by Director Goldstein and unanimously approved to accept the proposal.
 - C. **BBQ Grills** – The Board discussed changing the gas grills to charcoal grills and a motion was made by Director Mohan, seconded by Director Goldstein and unanimously approved to pursue the matter. Director Mohan volunteered to assist the Resident Manager with the evaluation of the charcoal grills.
 - D. **Vehicle Stickers** – The Board discussed the pros and cons of purchasing vehicle stickers that would help to identify illegally parked cars and allow staff members to contact those individual prior to towing. A motion was made by Director Kawakami, seconded by Director Mohan to approve the purchase of the stickers. The motion carried with Director Nishi opposing.
 - E. **Mechanical System Contract** –Resident Manager McCurdy reported that a new contract has been negotiated at a lower price with the current vendor and requested Board approval to continue with their services. A motion was made by Director Kawakami, seconded by Director Goldstein and unanimously approved to continue the new contract as reported.
 - F. **Additional Lighting for Recreation Deck** –The Board discussed the installation of additional lights for the recreation deck. Director Mohan volunteered to research the matter with the Resident Manager.

G. KHON Request for Accent Lighting –A request to light the Hawaiki building “pink” on behalf of “Breast Cancer Month” scheduled for October was submitted by KHON. KHON will absorb the cost of the gels. A motion was made by Director Goldstein, seconded by Director Nishi and unanimously approved to accept the KHON request as submitted.

H. Letter from Owner (2402) – Letters dating April 10 and 17, 2002 were submitted by unit owner #2402, a copy of which shall be filed in the office of Hawaiiana Management. The owner requests that the Board review various building discrepancies throughout the property. The Board discussed the matter and the Management Executive will respond to the owner as requested.

6. Date of Next Meeting

The next scheduled meeting will be held on May 20, 2002, at 5:30 p.m., Hawaiki Tower, Conference Room.

7. Adjournment

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Susan Capinia
Recording Secretary