

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER
DATE: October 28, 2002
Hawaiki Tower, Conference Room

Directors Present: Patricia K. Kawakami, President
Sharon H. Nishi, Vice President
Katherine Bustillos, Treasurer
Victor Sun Wei Yee, Director
Douglas Hung, Director
Alies Mohan, Director
Ruth Goldstein, Director
Dr. A.A. "Manny" Sultan, Director

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

Owners Present: Norman MacRitchie, #1005
Norman Sosner, #1009
Linda Keller, #1609
Christian Brunnschweiler, #4205
George Berish, #4009
Ann Tkachyk, #1009

I. Call to Order

There being a quorum present, the meeting was called to order at 5:30 p.m., by President Kawakami.

2. Minutes of the Previous Meeting

By unanimous consent the minutes of the September 30, 2002, Regular Meeting of the Board of Directors stand approved as submitted.

3. Owners' Forum

The Board welcomed owners and addressed their concerns and recommendations. The Management Executive will contact the association's attorney regarding the advisability of a Town Hall Meeting to discuss construction defects.

4. Appointment of Director

A motion was made by Director Goldstein, seconded by Director Nishii and unanimously approved to appoint Alies Mohan to serve as Secretary for the association until the next annual meeting.

Reports

A. Resident Manager's Report

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

B. Treasurer Report

A report dated October 23, 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 August 2002 financial statement, subject to audit. The Management Executive gave a brief report on the financials.

C. Committee Report

1. **Hot Water Contract Committee** – The Board discussed the Hot Water Contract report dated October 23, 2002, a copy of which shall be filed in the office of Hawaiiana Management. Director Nishii recommended changes to the verbiage on the proposed contract. The Committee will schedule a meeting with Bartley to address the proposed changes.

5. Unfinished Business

- A. **Craig TV** – Resident Manager McCurdy presented a verbal update. The Management Executive and Resident Manager will research satellite TV providers for bulk service. President Kawakami will forward a letter to Craig TV requesting re-negotiation of contract price.
- B. **Elevator Refinishing** – A motion was made by Director Goldstein, seconded by Director Nishii and unanimously approved to table discussions of the elevator refinishing project.
- C. **Architectural Diagnostics** – The Consultants are proceeding with the building inspection.
- D. **Security Cameras** – The Board discussed proposals submitted by Hawaii Instrumentation, Private Eye Security and Secure View for upgrade or replacement of video tape recording equipment with digital recording equipment for the elevator cabs. A motion was made by Director Goldstein, seconded by Director Sultan and unanimously approved to accept the proposal from Private Eye Security to install cameras in six elevator cabs at a cost not to exceed \$13,937 and Otis Elevator to perform the work necessary for the elevator camera installation at a cost not to exceed \$14,107.
- E. **Tree Replacement** – The Resident Manager presented a verbal update.
- F. **Booster Pumps** – Bids were not received in time to be reviewed and presented at this meeting. Management will prepare a summary for review at the next meeting.

6. New Business

- A. **Oceanic Cable** – Mr. McCurdy presented a proposal from Oceanic Cable regarding analog and digital TV service. No action was taken on the proposal.
- B. **Window Washing** – The Board discussed window washing proposals submitted by Hawaiian Building Maintenance, World-Wide Window Cleaning and American Building Maintenance. A motion was made by Director Goldstein, seconded by Director Bustillos and unanimously approved to accept the proposal submitted by Hawaiian Building Maintenance at a cost not to exceed \$11,000 per cleaning.
- C. **Board Vacancy** – Linda Keller (owner #1609) requested that the record reflect that she had previously submitted a letter to the Board of Directors expressing her interest to serve on the Board. A motion was made by Director Sultan to appoint Linda Keller to serve as a Director on the Board until the next annual meeting. The vote was four for and three against. The motion failed due to a By-Laws requirement for a majority of all directors for the appointment of a director.

7. Date of Next Meeting

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

8. Adjournment

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There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Susan Capinia
Recording Secretary