

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
HAWAIIKI TOWER  
DATE: September 29, 2003  
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President  
Ruth Goldstein, Vice President  
Alies Mohan, Secretary  
Douglas Hung, Director  
George Berish, Director  
Jeff Dickinson, Director  
Manny Sultan, Director

Directors Excused: Katherine Bustillos, Treasurer  
Nobuo Matsumura, Director

Also Present: Ross Feinberg & Joe Kaneda, Litigation Attorneys  
Paul McCurdy, Resident Manager  
Ed Robinson, Management Executive, Hawaiiiana Management Co.  
Annie Kekoolani, Recording Secretary

Owners Present: Barbara Tanigawa, #808  
Chris Brunnschweiler, #4205  
Ann Tkachyk, #1109  
Lisa & Steve McLennan, #4505

**I. Call to Order**

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

**2. Presentation by Feinberg Grant**

Ross Feinberg and Joseph Kaneda of the Law firm of Feinberg Grant Mayfield Kaneda & Litt, LLP were admitted to represent Hawaiki Tower in the State of Hawaii in the pending litigation in conjunction with local counsel, Motooka, Yamamoto & Revere. A chronology of events was mentioned with a trial date in the first quarter of 2005. Messrs. Feinberg and Kaneda were excused from the meeting at 6:18 p.m.

**3. Owners' Forum**

The Board welcomed homeowners and addressed their concerns and recommendations.

**4. Minutes of the Previous Meeting**

It was moved by Director Goldstein and seconded by Director Dickinson to approve the minutes of the August 25, 2003 Board meeting as circulated. The motion was carried with Directors Sultan and Berish abstaining.

**5. Resident Manager's Report**

Report dated August 25, 2003 was provided to the Board prior to the meeting.

**A. Refuse Scale and Contract** – It was moved by Director Goldstein, seconded by Director Dickinson, and carried unanimously to approve the purchase of a scale from Toledo Scale for \$4,925 and enter into a one-year trash removal service contract with GMI.

**B. Condenser Water Retrofit** – It was moved by Director Goldstein, seconded by Director Dickinson, and carried unanimously to proceed with Phase II of the retrofit and to approve Bartley Energy's proposal of \$54,651.57 for motor controls and PLC.

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**6. Treasurer Report**

A report dated September 16, 2003 was submitted by Treasurer Katherine Bustillos, a copy of which shall be filed in the office of Hawaiiana Management. The Management Executive gave a brief report on the financials.

**7. Unfinished Business**

**No Unfinished Business items to discuss.**

**8. New Business**

**A. Resolution-Attorney** – The proposed resolution was deferred for the time being.

**B. Board Packets** – By majority, Board members will pick up their meeting packets from security with the exception that Director Berish's will be mailed to him on a monthly basis.

**C. A/C Maintenance** – It was suggested that an annual A/C maintenance service be done in hopes of preventing leaks.

**D. Resolution-Condenser Water Valves** – It was moved by Director Dickinson, seconded by Director Goldstein, and carried unanimously to approve the policy resolution for maintenance of apartment motorized and automatic flow control valves.

**E. Resolution-Window Maintenance** – It was moved by Director Dickinson, seconded by Director Goldstein, and carried unanimously to approve the policy resolution for maintenance of apartment movable windows and sliding glass doors, subject to the litigation attorney's review.

**F. Reimbursement for Car Repair** – The Board denied 2807's request for reimbursement for damage to his vehicle allegedly caused by the security gates.

**G. CPA Statement-Reserves** – It was moved by Director Berish, seconded by Director Sultan, and carried unanimously for the Association to obtain from its certified public accountant a statement of opinion concerning whether the liabilities accruing to the Association under its contract with Feinberg Grant Mayfield Kaneda & Litt LLP must be recognized in the calculation of reserves as that term is used in State law to define the obligation of the Association to maintain reserves.

**H. Association Attorney-Reserve Requirements** – It was moved by Director Berish, seconded by Director Goldstein, and carried unanimously to obtain from the Association Attorney a written statement of the salient requirements of State law with respect to the Association's obligations to maintain reserves.

**9. Date, Time and Place of Next Meeting**

The next scheduled meeting will be held on Monday, October 27, 2003 at 5:30 p.m., Hawaiki Tower, conference room.

**10. Adjournment**

There being no further business, the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary