

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER
DATE: January 26, 2004
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
Nobuo Matsumura, Director

Director Excused: Katherine Bustillos, Treasurer

Also Present: Ross Feinberg, Litigation Attorney
Jan Brussel, Construction Specialist
Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiiana Management Co.
Annie Kekoolani, Recording Secretary

Owners Present: Norman Sosner, #1009
Billy Mapp, #611
Mr. Holdorff, #1601
Lisa & Steve McLennan, #4505
Steve & Miyuki Markowitz, #2807 (tenants)

1. Call to Order

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

2. Owners' Forum

The Board welcomed apartment owners and addressed their concerns and recommendations.

3. Minutes of the Previous Meeting

It was moved by Director Goldstein, seconded by Director Mohan, and carried unanimously to approve the minutes of the November 24, 2003 Board meeting as presented.

4. Resident Manager's Report

Report dated January 26, 2004 was provided to the Board prior to the meeting.

A. #2807's Request – The Board maintains its position to deny the request for reimbursement. The managing agent will inform the tenant in writing on the Board's decision.

B. New Computer System – The resident manager reported that Dell has agreed to give the Association a full refund on the installation work.

C. Condenser Water Controls – It was moved by Director Goldstein and seconded by Director Dickinson to change drive manufacturers from Hitachi to Danfoss at an increase in the contract price of \$6,429. The motion carried unanimously.

5. Treasurer's Report

A report dated December 5, 2003 was submitted by the managing agent, a copy of which shall be filed in the offices of Hawaiiiana Management and the resident manager. The Management Executive gave a brief report on the financials. It was suggested a footnote to the audited financial statements to indicate the unrecorded costs incurred for the construction defect litigation.

6. **Unfinished Business**

No Unfinished Business items to discuss.

7. **New Business**

- A. **Committees** – It was moved by Director Berish and seconded by Director Dickinson to re-establish the four committees originally established at the December 20, 1999 Board meeting which are: Budget & Finance, Building & Grounds, Administration & Personnel, and Rules & Legal. The motion failed with Directors Mohan, Goldstein, Hung, Matsumura, and Kawakami abstaining.
- B. **Ratify Selection of Insurance** – By unanimous consent, the Board's decision to select Travelers/Century Surety's insurance proposal of \$192,526 per year with a \$10,000 deductible was ratified.
- C. **Parliamentarian** – It was moved by Director Mohan, seconded by Director Goldstein and carried unanimously to hire a parliamentarian for the Annual Association Meeting. Selection on parliamentarian was deferred to the next Board meeting. The managing agent will provide the Board with two additional names for consideration.

Director Matsumura was excused from the meeting at 6:52 p.m. due to a prior commitment.

- D. **Consultants' Billings** – It was moved by Director Berish and seconded by Director Dickinson to instruct the law firm of Feinberg Grant Mayfield Kaneda & Litt LLP that bills not be paid unless the contractor's itemized bill is reviewed and approved by the resident manager. The motion failed with Directors Hung, Mohan, Goldstein and Kawakami abstaining.

8. **Executive Session**

The Board went into executive session at 7:00 p.m. to discuss the construction litigation, Craig TV, and personnel issues. The regular meeting resumed at 8:28 p.m.

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

The next scheduled meeting will be held on Monday, February 23, 2004 at 5:30 p.m., Hawaiki Tower, conference room.

10. **Adjournment**

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary