

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER**

**DATE: September 27, 2004
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President
Ruth Goldstein, Vice President
Alies Mohan, Secretary
Jeff Dickinson, Director
Douglas Hung, Director
Nobuo Matsumura, Director
Katherine Bustillos, Director (arr. 6:10 p.m.)

Directors Excused: Lisa McLennan, Treasurer
Sachi Braden, Director

Also Present: Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiana Management Co.
Annie Kekoolani, Recording Secretary

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

The minutes of the August 30, 2004 Board meeting were approved as circulated.

3. Resident Manager's Report

A. Report dated September 21, 2004 was provided to the Board prior to the meeting. The following items were discussed:

- ✓ Unit 2709 – The Management Executive will write the owner another letter responding to each of the questions raised by him.
- ✓ Cold Water Pumps – The resident manager to solicit proposals to connect the domestic cold water pumps to the emergency circuits.
- ✓ Large Dog in 1602 – The removal of the dog in apartment 1602 to be pursued and the legal fees incurred to be charged to the apartment owner.

4. Treasurer's Report

Report dated September 20, 2004 was provided to the Board prior to the meeting, a copy of which shall be filed in the offices of Hawaiiana Management and the resident manager.

Director Bustillos arrived at the meeting at this point.

5. Committee Reports

No reports were made.

6. Unfinished Business

A. Review/Approve 2005 Budget – It was moved by Director Dickinson to approve the 2005 operating budget and reserve study with a 5% maintenance fee increase in 2005. The motion carried with Director Hung opposing.

B. House Rules Update – The House Rules to be amended as recommended by legal counsel.

C. Flooring Specifications – The Board approved the proposed flooring specifications for implementation.

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7. New Business

- A. Signage in Garage** – A suggestion was made to install “Turn on Lights” and “Slow Down” signs in the parking garage for safety reasons. Prices on signs to be obtained. The installation of speed bumps was discussed as a deterrent for speeders in the garage. Management will highlight on the safety concerns in the upcoming newsletter.

8. Executive Session

The Board adjourned to executive session at 6:30 p.m. to discuss Construction Defects and personnel issues.

9. Date, Time and Place of Next Meeting

The next scheduled meeting of the Board of Directors will be held on Monday, October 25, 2004 at 5:30 p.m., onsite.

10. Adjournment

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary