

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

**DATE: November 29, 2004
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President
Ruth Goldstein, Vice President
Alies Mohan, Secretary
Jeff Dickinson, Director
Nobuo Matsumura, Director
Katherine Bustillos, Director
Sachi Braden, Director

Directors Excused: Lisa McLennan, Treasurer
Douglas Hung, Director

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

Owners Present: Albert & Sara Imamura, Unit 802
Glenn Edwards, Unit 4206

I. Call to Order

There being a quorum present, the meeting was called to order at 5:32 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 Dickinson and seconded by Director Goldstein to approve the September 27, 2004 Board meeting minutes as circulated. The motion carried unanimously.

4. Resident Manager's Report

A. Report dated November 18, 2004 was provided to the Board prior to the meeting. The following items were discussed:

- ✓ Trash Chute Repair – It was moved by Director Goldstein and seconded by Director Dickinson to approve the fabrication of the trash chute extensions, as recommended by the resident manager, for about \$20,000. The motion carried unanimously.
- ✓ Cooling Tower – The resident manager suggested that the reserve timeframe be accelerated for this item and to include engineering fees for the adequate redesign of the equipment for the load profile. Rick Beall to be consulted on the matter.

5. Treasurer's Report

Report dated October 19, 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.

6. Committee Reports

No reports were made.

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7. Unfinished Business

- A. House Rules** – It was moved by Director Dickinson and seconded by Director Goldstein that the proposed changes to the House Rules be adopted and that the House Rules be translated to Japanese. The motion carried unanimously.

8. New Business

- A. Interim Investments** – President Kawakami stated that the next meeting date is scheduled for January 31, 2005. She moved that the Treasurer and Management Executive be authorized to renew investments maturing during that period and report the results at the next meeting. The motion was seconded by Director Dickinson and carried unanimously.
- B. Pool Equipment-Salt Disinfectant** – It was moved by Director Goldstein and seconded by Director Dickinson to approve the switch from chlorine based disinfectant to salt based system for about \$10,000. The motion carried unanimously.
- C. Temporary Repairs to PH Units-Water Intrusion** – Deferred to executive session.

9. Executive Session

The Board adjourned to executive session at 6:05 p.m. to discuss Construction Defects and personnel issues and resumed the regular meeting at 7:15 p.m.

The Board approved year-end gifts for the management staff.

10. Date, Time and Place of Next Meeting

The next scheduled meeting of the Board of Directors will be held on Monday, January 31, 2005 at 5:30 p.m., onsite.

11. Adjournment

The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary