

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
HAWAIIKI TOWER  
DATE: January 31, 2005  
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  
Sachi Braden, Director (arr. 5:40 pm)

Directors Excused: Lisa McLennan, Treasurer (resigned)  
Katherine Bustillos, Director

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

Owners Present; Jack Peters, Unit 4408  
Sun Choi, Unit 3411  
Gina & Juergen Holdorff, Unit 1601

**I. 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 the apartment owners in attendance.

**3. Minutes of the Previous Meeting**

It was moved by Director Dickinson and seconded by Director Goldstein to approve the November 29, 2004 Board meeting minutes as circulated. The motion carried unanimously.

**4. Resident Manager's Report**

**A.** Report dated January 26, 2005 was provided to the Board prior to the meeting. The following item was discussed:

- ✓ Speed Bumps – To deter speeding in the parking garage, a suggestion was made to install small plastic speed bumps at several locations. It was moved by Director Dickinson and seconded by Director Mohan to approve the installation of plastic speed bumps in the parking garage. The motion carried unanimously.

**5. Treasurer's Report**

Reports dated January 26, 2005 for the months of November and December 2004 were provided to the Board prior to the meeting, copies of which shall be filed in the offices of Hawaiiana Management and the resident manager.

**6. Committee Reports**

No reports were made.

**7. Unfinished Business**

**A. Ratify Temporary Repairs to PH Units—Water Intrusion** – It was moved by Director Dickinson and seconded by President Kawakami to ratify the expenditure of \$54,000 for temporary repairs to the penthouse units due to water intrusion. The motion carried unanimously.

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Director Braden arrived at the meeting at this point.

**8. New Business**

- A. Security System Upgrade** – It was moved by Director Goldstein and seconded by Director Dickinson to accept Diversified Security Design Systems' proposal to replace the DVR that is inoperable for \$8,911.54 plus tax. The motion carried unanimously.
- B. Recreation Deck Furniture** – It was moved by Director Goldstein and seconded by Director Dickinson to approve the resident manager's recommendation to purchase eight new chaise lounges and six new chairs from Corporate Environments at a cost of \$19,350. The motion carried unanimously.
- C. Cooling Tower Engineering** – It was moved by Director Dickinson and seconded by Director Mohan to approve Larry Bartley's proposal for an engineering study not to exceed \$5,290 plus tax. The motion carried unanimously.
- D. Bamboo Flooring** – Mr. Choi and his contractor were in attendance to address the Board on the sound-testing requirement for flooring mandated by the Association's House Rules. The Board will take this matter under advisement and the owner will be informed in writing on the Board's position.

**9. Executive Session**

The Board adjourned to executive session at 6:07 p.m. to discuss Construction Defects and legal issues and resumed the regular meeting at 6:22 p.m.

**10. D & O Insurance**

The Association currently has \$1 million D&O coverage. After some discussion, the managing agent was directed to proceed with additional D&O coverage totaling up to \$5 million.

**11. Bamboo Flooring**

After discussion, the Board unanimously declined the request by Mr. Choi of apartment 3411 for a variance from the House Rules regarding sound-testing for floor covering.

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

The next scheduled meeting of the Board of Directors will be held on Monday, February 28, 2005 at 5:30 p.m., onsite.

**13. Adjournment**

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary