

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

**DATE: November 26, 2007  
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President  
Alies Mohan, Secretary  
Douglas Hung, Director  
Jeff Dickinson, Director  
Paul Sakuma, Director  
Richard Scott, Director

Members Excused: Alexander Rogers, Treasurer  
Sachi Braden, Director

Also Present: Paul McCurdy, Resident Manager  
Ed Robinson, Management Executive, Hawaiiana Management Co.  
Annie Kekoolani, Recording Secretary  
Les Nagata, Owner of Units 402 & 2910

**I. Call to Order**

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

**2. Approval of Minutes**

It was moved by Director Dickinson, seconded by Director Sakuma, and carried unanimously to approve the minutes of the August 27, 2007 Board meeting as circulated.

**3. Resident Manager's Report**

Report dated November 19, 2007 was provided to the Board prior to the meeting.

**4. Treasurer's Report**

The financial reports for August, September and October 2007 were 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.

**5. Appointment to the Board**

It was moved by Director Dickinson, seconded by Director Sakuma, and carried unanimously to appoint Les Nagata to fill the unexpired vacancy on the Board created by Ruth Goldstein.

It was moved by Director Scott, seconded by Director Dickinson, and carried unanimously to nominate Director Sakuma as Vice President.

**6. Committee Reports**

No Committee Reports were made.

**7. Unfinished Business**

No Unfinished Business to discuss at this time.

**8. New Business**

**A. Approve/Reject CD Investments** – It was moved by Director Sakuma and seconded by Director Dickinson to ratify the five CD reinvestments at the best rates available. The motion carried unanimously.

**Minutes of the Board of Directors' Meeting  
Hawaiki Tower  
November 26, 2007  
Page 2**

- B. Adopt/Reject Amendment to Declaration—514B** – It was moved by Director Scott and seconded by Director Dickinson to adopt the amendment as approved by the owners. The motion carried unanimously.
  - C. Adopt/Reject Resolution Requiring Owners to Purchase Insurance** – The resolution was approved as adopted by the owners.
  - D. Adopt/Reject Resolution on Insurance Deductible** – The Association attorney to clean up the resolution for the Board's review and approval at the next meeting.
  - E. Approve/Reject Installation of Alarm in Lift Station** – It was moved by Director Dickinson, seconded by Director Sakuma, and carried unanimously to approve Hawaii Engineering Services' proposal of \$4,632.08 to install alarm in lift station.
  - F. Approve/Reject Ratification of Contracting ADI for PH3** – It was the consensus of the Board to approve Architectural Diagnostics' proposal to perform a water test of various system components.
  - G. Approve/Reject Notice to Oceanic TV** – It was the consensus of the Board to have John Morris respond to Oceanic's letter on behalf of the Association.
  - H. Approve/Reject Sub-Roof and Walkway Recoating** – Deferred to the next Board meeting.
  - I. Approve/Reject Meeting Schedule for 2008** – For 2008, the Board meetings will be held onsite at 5:30 p.m. on February 25<sup>th</sup>, May 26<sup>th</sup>, August 27<sup>th</sup> and November 26<sup>th</sup>. The annual meeting will be held on March 24, 2008, onsite, at 6:00 p.m.
  - J. Outreach Pantry** – The Board approved the food drive being sponsored by Outreach Pantry.
- 9. Executive Session**  
The Board went into executive session at 6:25 p.m. for personnel matters and the General Manager was excused from the meeting at this time. The regular meeting resumed at 6:46 p.m. The Board approved Christmas bonuses for lead management positions and a salary change for the resident manager.
- 10. Date, Time and Place of Next Meeting**  
The next scheduled regular meeting of the Board of Directors will be held on Monday, February 25, 2008 at 5:30 p.m. at the Hawaiki conference room.
- 11. Adjournment**  
The meeting adjourned at 6:47 p.m.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary