

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER
DATE: November 24, 2008
Hawaiki Tower, Conference Room

Directors Present: Patricia K. Kawakami, President
Alies Mohan, Secretary
Alexander Rogers, Treasurer
Sachi Braden, Director
Douglas Hung, Director
Les Nagata, Director
Paul Sakuma, Director
Richard Scott, Director

Member Excused: Jeff Dickinson, Director

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

I. Call to Order

There being a quorum present, the meeting was called to order at 5:33 p.m. by President Kawakami.

2. Approval of Minutes

The minutes of the September 26, 2008 Board meeting were approved as circulated.

3. Resident Manager's Report

Report dated November 24, 2008 was provided to the Board prior to the meeting.

4. Treasurer's Report

The financial report for October 2008 was provided to the Board prior to the meeting, a copy of which shall be filed in the offices of Hawaiiiana Management and the resident manager.

5. Committee Reports

A. House Rules – Director Sakuma reported the committee reviewed the House Rules with regard to noise on the rec deck, size of parties in the BBQ area, etc. Many of the residents in the building don't know what actions should be taken when a problem situation arises. Enforcement and communication of the rules could be summarized in the newsletter. More security patrols will be scheduled in these areas for more visibility should resolve some of these problems. Signage in the tennis court area was suggested. It was also suggested that a flyer on the rules and fines be posted on the bulletin board.

6. Unfinished Business

A. Elevator Cab Interior Finishes – It was moved by Director Sakuma to approve option 5 for the interior with Corian (platinum) and laminate (Huntington Maple) for \$64,921 and Otis' cost. The motion carried unanimously.

7. New Business

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

B. Approve/Reject Proposed 2009 Board Meeting Schedule – The Board unanimously approved the meeting schedule.

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C. **Larry Bartley's Report** – No action was taken on the matter.

8. Executive Session

The Board went into executive session at 6:20 p.m. for legal and personnel matters. The regular meeting resumed at 7:00 p.m.

A. **Barking Dog #1011** – The Association's attorney will be directed to proceed with the eviction of the problem dog for non compliance.

B. **#3301/House Rule Infraction** – Second violation for having 20 guests rather than 12 and for the inappropriate behavior. The Association's attorney to proceed with a stronger letter.

C. **#3701 Sound Test** – The owner has agreed to install carpeting, per the attorney. The Board wants a follow up letter from the Association's attorney for carpet installation within 60 days and notification to the resident manager prior to installation.

D. **#3101 Delinquency** – The Association's attorney will be directed to proceed with non-judicial foreclosure for non-payment by December 1st.

E. **Delinquent Apartments** – The Board approved the policy of terminating use to the common areas and collecting the rent from tenants of delinquent apartments.

F. **Holiday Bonuses & Pay Raises** – The Board approved the bonuses and pay increase for the Association management staff. Committee consisting of Directors Rodgers & Sakuma with the managing agent will come up with a payroll cap policy for the Board's consideration.

9. Date, Time and Place of Next Meeting

The next scheduled regular meeting of the Board of Directors will be held on Monday, January 26, 2009 at 5:30 p.m. at the Hawaiki conference room.

10. Adjournment

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary