

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAII TOWER
DATE: May 18, 2009
Hawaiki Tower, Conference Room

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

Member Excused: Les Nagata, Director

Also Present: Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiiana Management Co.
Annie Kekoolani, Recording Secretary
Barbara Tanigawa, Owner of 808

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

Ms. Tanigawa addressed the Board regarding the burning of incense in a neighboring apartment and the bad odor caused by this. The tenant has since moved to the 19th floor. She commented that the lobby carpet looks terrible.

3. Approval of Minutes

The minutes of the January 26, 2009 Board meeting and the March 30, 2009 annual & organizational meetings were approved as presented.

4. Resident Manager's Report

Report dated May 11, 2009 was provided to the Board prior to the meeting. Discussion ensued on the following:

- Level 1 Landscaping – The resident manager will look into a possible tree replacement for the banyan tree on the corner of Waimanu and Piikoi Streets before installing new landscape.
- Unit 2005 – It was moved by Director Dickinson and seconded by Director Sakuma to deny reimbursement to #2005 for expenses. The motion carried unanimously.
- Elevator Cab – Sunset Refinishers is working on the permit with Otis Elevator.
- Level 3 Storefront Door Replacement – It will cost about \$14,000 to remove the entire door and install a sliding door with a mechanical operator across the header. It was further suggested that the front entrance doors be replaced with sliding doors. The resident manager to obtain proposals for the Board's consideration at the next meeting. The Association's attorney is to be contacted to confirm if this is considered a material change to the condo map.

5. Treasurer's Report

The financial report for April 2009 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.

6. **Committee Reports**

- A. **Bicycle/Surfboard Storage** – It was moved by Director Dickinson and seconded by Director Scott to approve the proposed surfboard storage area. The bike rack issue will be further investigated by the committee. The motion carried unanimously. The bike owners to be notified that the common area bicycle storage racks are not for long-term storage of unused bikes in disrepair or nonfunctional condition. Clean out of these unused or nonfunctional bikes will be done every six months in accordance with abandoned property requirements in the documents and State laws. Item to be highlighted in the newsletter.
- B. **Pool Rules** – It was moved by Director Dickinson and seconded by Director Rogers to approve the guidelines for use of recreation deck. The motion carried unanimously.

7. **Unfinished Business**

No Unfinished Business items to discuss at this time.

8. **New Business**

- A. **Ratify Purchase of Insurance Package** – It was moved by Director Sakuma and seconded by Director Dickinson to ratify the approval of the insurance package. The motion carried unanimously.
- B. **Ratify Purchase of CDs** -- It was moved by President Kawakami and seconded by Director Dickinson to ratify the five CD reinvestments at the best rates available. The motion carried unanimously.
- C. **Discuss Bylaws Amendment to Increase Minimum Apartment Rental Period from 30 Days** – Requires 67% owner approval to amend the Bylaws. The Board does not want to pursue the amendment.
- D. **Discuss 10 Year Anniversary Party** – Set for Saturday, June 20th, onsite, from 5:30 p.m. to 9:30 p.m.
- E. **Approve/Reject Employee Wellness Program** – The program was approved, subject to the resident manager obtaining clarification on the participation fee noted on the contract.
- F. **Approve/Reject POP Program** – The Board was provided a brief description of a Premium Only Plan (POP) to assist employees reduce their cost for medical premiums and at the same time reduce the Association's payroll expense. It was moved by Director Dickinson and seconded by Director Rogers to approve the POP Program for the Association employees. The motion carried unanimously.

9. **Executive Session**

The Board went into executive session at 6:40 p.m. for legal and delinquency matters and resumed the regular meeting at 7:15 p.m.

- A. **#3701 Flooring** – The matter is to be referred to the Association's attorney for follow up to confirm compliance with the existing project documents and standards.
- B. **#502 Delinquency** – The attorney is directed to proceed with non-judicial foreclosure.
- C. **#4405 Flooring** – Director Scott addressed the Board on their proposed modification and was excused from the meeting at 7:20 p.m. Director Mohan excused herself from the meeting at 7:28 p.m. due to prior commitments. The matter was referred to the Association's attorney for an opinion on the proposed changes' conformance with the existing project documents and standards.

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

The next scheduled regular meeting of the Board of Directors will be held on Monday, August 31, 2009 at 5:30 p.m. at the Hawaiki conference room.

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11. Adjournment

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary