

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

**DATE: November 30, 2009  
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President  
Alies Mohan, Secretary  
Alexander Rogers, Treasurer  
Douglas Hung, Director  
Jeff Dickinson, Director  
Les Nagata, Director  
Paul Sakuma, Director  
Richard Scott, Director  
Sachi Braden, 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 5:30 p.m. by President Kawakami.

**2. Approval of Minutes**

The minutes of the August 31, 2009 Board meeting were approved as amended.

**3. Resident Manager's Report**

Report dated November 17, 2009 was provided to the Board prior to the meeting.

**4. Treasurer's Report**

The financial report for October 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.

**5. Committee Reports**

A. Personnel & Administration. Deferred to executive session.

B. Rules & Regulations. Copies of the committee's proposed Flooring House Rules were distributed at the meeting. The Board approved the concept of zone 1 at FIIC-55 and zone 2 at FIIC-45 to be appropriate. It was moved by Director Dickinson and seconded by President Kawakami to approve up to \$15,000 for field impact tests and floor assemblies. The motion carried unanimously.

**6. Unfinished Business**

No Unfinished Business items to discuss at this time.

**7. New Business**

A. **Approve Purchase of CDs** – It was moved by Director Sakuma, seconded by Director Dickinson, and carried unanimously to ratify the two CD reinvestments.

B. **Approve/Reject HO6 Insurance Tracking and Fulfillment** – It was moved by Director Dickinson, seconded by Director Rogers, and carried unanimously to reject the HO6 insurance tracking.

C. **Approve/Reject Meeting Schedule for 2010** – The proposed meeting schedule was approved as amended—no meeting in January; the first Board meeting in 2010 is March 1<sup>st</sup>.

D. **Approve/Reject Sale of Apt. 502** – The Board, by unanimous consent, agreed to work with the attorney to sell apartment 502 to cover the costs incurred by the Association.

E. **Approve/Reject Hawaii Smoke-Free Homes Initiative** – The Board discussed the matter. No action required by the Board at this time.

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- F. Approve/Reject Tennis Court Resurfacing** – It was moved by Director Nagata, seconded by Director Braden and carried unanimously to defer repairs to the tennis court resurfacing for the time being.
- G. Approve/Reject Energy Savings Proposal** – It was moved by Director Dickinson and carried unanimously to approve the \$45,000 stairwell lighting retrofit project. The proposed power conditioning project was deferred. The resident manager to inquire if the company would be willing to install a unit as a test case before moving forward with the project.
- H. Approve/Reject Flood Insurance** – Deferred for the time being.

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

The next scheduled regular meeting of the Board of Directors will be held on Monday, March 1, 2010 at 5:30 p.m. at the Hawaiki conference room.

**9. Adjournment**

The meeting adjourned at 7:28 p.m. and the Board went into executive session to discuss personnel matters.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary