

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
HAWAIKI TOWER  
DATE: August 30, 2010  
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President  
Jeff Dickinson, Vice President  
Alies Mohan, Secretary  
Alika Rogers, Treasurer  
Douglas Hung, Director  
Les Nagata, Director  
Lisa Mclennan, Director  
Sachi Braden, Director

Director Absent: Mark Robison

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

Owners Present: Paul Ho, Units 3902 & 3903  
Joseph Salmini, Unit 2106

**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**

- A. Mr. Ho addressed the Board regarding implementing a House Rule to prohibit smoking in the building.
- B. Mr. Salmini mentioned that the hallway on the 21<sup>st</sup> floor looks dingy with every other light being turned off to save electricity.

**3. Approval of Minutes**

It was moved by Director Mclennan, seconded by Director Dickinson, and carried unanimously to approve the May 24, 2010 Board meeting minutes as presented.

**4. Resident Manager's Report**

Report dated August 19, 2010 was provided to the Board prior to the meeting.

**5. Treasurer's Report**

The financial report for July 2010 was 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.

**6. Committee Reports**

- A. **Flooring Committee** – It was moved by Director Mclennan, seconded by Director Dickinson, and carried unanimously to approve the proposed Flooring House Rules pending final review.
- B. **Kaka'ako Community Groups** – Director Mclennan gave a written and an oral report on the groups' activities. No Board action required at this time.

**7. Unfinished Business**

There were no Unfinished Business to discuss at this time.

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**8. New Business**

- A. Approve/Reject Purchase of CDs** – It was moved by Director Mclennan, seconded by Director Dickinson, and carried unanimously to ratify the purchase of one CD reinvestment.
- B. Approve/Reject 2011 Budget** – It was moved by Director Dickinson, seconded by Director Nagata, and carried to approve the operating budget as revised with a 3% maintenance fee increase for 2011.
- C. Approve/Reject Lighting Changes to Tower Elevator Vestibules** – The lighting in the hallways and elevator vestibules are being adjusted. On a test case basis, the resident manager will leave the hallway lights on and dim the lights in the elevator vestibules.
- D. Approve/Reject Holiday Party** – Set for Saturday, December 18, 2010 at 6:00 p.m.
- E. Approve/Reject Appointment of Committee/Representative to Represent Hawaiki with HCDA** – It was the consensus of the Board that Hawaiki will not attend the meeting.
- F. Approve/Reject Flood Insurance** – It was moved by Director Mclennan and seconded by Director Dickinson to approve the flood insurance proposal of \$55,769 from Atlas Insurance. The motion carried unanimously.

**9. Executive Session**

The Board went into executive session at 6:31 p.m. for legal and collection matters and resumed the regular meeting at 6:52 p.m.

**10. New Business, Cont.**

- G. Approve/Reject Amendment to Declaration to Make Hawaiki Tower Smoke-Free** – It was moved by Director Mclennan, seconded by President Kawakami, and carried unanimously to have the Association attorney draft the proposed Declaration amendment prohibiting smoking anywhere on the project.
- H. Collection Actions** – The Board approved proceeding with foreclosure on units 3508, C404, 3405 & 3406.

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

The next scheduled regular meeting of the Board of Directors will be held on Monday, November 29, 2010 at 5:30 p.m. at the Hawaiki conference room.

**12. Adjournment**

There being no further business, the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary