

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER
DATE: September 28, 2015
Hawaiki Tower, Conference Room**

Directors Present: Patricia K. Kawakami, President
Jeff Dickinson, Vice President
Alies Mohan, Secretary
Attilio Avino, Director
Douglas Hung, Director
Linda Keller, Director
Cheryl Richards, Director

Directors Excused: Trung Quach, Treasurer
Sachi Braden, Director

Also Present: Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiiana Management Co.
Annie Kekoolani, Recording Secretary
Fred & Susan Connolly, Owners of Unit 3103
Chad Atkins, Boss Communication Technologies, Inc.

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

Mr. Connolly (#3103) addressed the Board to allow him to have an electrical outlet installed at his parking stall for charging his electric vehicle. The Board will discuss this matter under New Business.

3. Approval of Minutes

It was moved by Jeff Dickinson, seconded by Linda Keller, and carried by unanimous voice vote to approve the May 20, 2015 Board meeting minutes as presented.

4. Resident Manager's Report

Report dated September 23, 2015 was provided to the Board prior to the meeting.

5. Treasurer's Report

The financial report for August 2015 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 Report

None.

7. Unfinished Business

None.

8. New Business

A. Proposed 2016 Budget – It was moved by Jeff Dickinson and seconded by Douglas Hung to approve the 2016 operating budget and reserve study with a 3% maintenance fee increase for 2016. The motion carried by unanimous vote.

B. Ratify CD Purchases – The proceeds, along with some accumulated funds, were invested in American Express and Capital One CDs. It was moved by Linda Keller and seconded by Patricia Kawakami to ratify the CD reinvestments at the interest rates of 1.45%, 1.65%, 1.4% and 2.2%. The motion carried unanimously.

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- C. Otis Elevator Service Contract Renewal** – Service contract to be extended for five years until May 31, 2020. It was moved by Jeff Dickinson, seconded by Linda Keller, and carried unanimously to approve renewal of Otis' service contract.
- D. Authorization for Account Access for Wells Fargo** – The authorization was approved by the Board.
- E. Vacation Rentals** – The Board reviewed Attilio Avino's letter regarding vacation rentals and the negative impact it has on the quality of life of the residents of Hawaiki Tower. After some discussion, an ad Hoc committee consisting of Linda Keller and Attilio Avino with the resident manager will gather information on course of action and report back to the Board at the next meeting. Legal opinion to be obtained on changing the short-term rental from one month to three months.
- F. Electric Vehicle** – The Board approved the proposed electrical outlet installation for #3103. Owner will be required to obtain a building permit to install an electrical outlet at their parking stall. Managing agent to inform the owner in writing of the Board's decision.

9. Date, Time and Place of Next Meeting

The next scheduled regular meeting of the Board of Directors will be held on Monday, November 30, 2015 at 5:30 p.m. at the Hawaiki conference room.

11. Adjournment

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary