

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAII TOWER
DATE: August 29, 2016
Hawaiki Tower, Conference Room**

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

Director Absent: Sachi Braden, Director

Also Present: Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiiana Management Co.
Annie Kekoolani, Recording Secretary
Jerry Mapp, Owner of Unit 611

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. Mapp addressed the Board about opening the pool an hour early for those who want to swim laps. This has been discussed before and it was the Board's position not to do so.

3. Approval of Minutes

The minutes of May 23, 2016 Board meeting were approved as presented.

4. Resident Manager's Report

Report dated August 17, 2016 was provided to the Board prior to the meeting. Discussion ensued on the following:

- A. Insurance Deductible** – It was moved by Jeff Dickinson, seconded by Linda Keller, and carried by unanimous voice vote to increase the insurance deductible to \$25,000 upon renewal.
- B. High Risk Resolution** – It was moved by Jeff Dickinson and seconded by Attilio Avino to have the Association's attorney draft the high risk resolution, to include all PVC pipes in the bathrooms, for the Board's review. The motion carried by unanimous voice vote.
- C. Trash Removal Contract** – It was moved by Jeff Dickinson, seconded by Linda Keller, and carried by unanimous voice vote to authorize the resident manager to negotiate the contract with Oahu Waste/Honolulu Disposal.

5. Treasurer's Report

Treasurer Quach gave a brief overview on the July 2016 financial report, which was filed subject to audit.

6. Committee Report

None.

7. Unfinished Business

None.

Minutes of the Board of Directors' Meeting
Hawaiki Tower
August 29, 2016
Page 2

8. New Business

- A. Ratify CD Purchases** – The proceeds were invested in JP Morgan Chase CDs. It was moved by Patricia Kawakami and seconded by Cheryl Richards to ratify the CD reinvestments at step interest rates of 1.00% to 2.00%, and 1.30%. The motion carried unanimously.
- B. Energy Saving Proposal** – The resident manager to obtain a list of projects that have installed the power conditioning equipment. Item was deferred to the next Board meeting.
- C. 2017 Operating Budget** – It was moved by Jeff Dickinson and seconded by Linda Keller to approve the 2017 operating budget and reserve study with a 3% maintenance fee increase for 2017. The motion carried by unanimous voice vote.
- D. Employee Appreciation Fund Letter** – It was suggested that a solicitation letter be sent to all owners in October.
- E. Unit 1606 Storage Locker** – The storage lockers belong to the individual owners. The Board reviewed the owner's request to remove the damaged locker and not replace it. It was moved by Jeff Dickinson and carried by unanimous voice vote to deny the request.
- F. Unit 2606 Charger for EV** – It was moved by Jeff Dickinson, seconded by Cheryl Richards, and carried by unanimous voice vote to approve the installation of charging station.
- G. Unit 4506 Flooring Alteration for Second Floor** – Owner requested Board approval to change from existing carpet to engineered ½" thick hardwood or 3/8" thick laminate flooring with Pergo Gold underlayment at 2nd floor bedrooms and hallway only. It was the consensus of the Board that the owner be requested to comply with the requirement of sound test.
- H. Offsite Workshop** – Set for Monday, October 17, 2016 at 5:30 p.m.

9. Date, Time and Place of Next Meeting

The next scheduled regular meeting of the Board of Directors will be held on Monday, November 28, 2016 at 5:30 p.m. at the Hawaiki conference room.

10. Adjournment

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary