

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAII TOWER
DATE: August 27, 2018
Hawaiki Tower, Conference Room

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

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

Owners Present: Jack Peters, Unit 4408
Christian Brunnschweiler, Unit 4205
Bob Sage, Unit 2606
Lloyd & Virginia Oshiro, Unit 3902

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

Several owners addressed the Board on recent security concerns. A suggestion was made that the overall security of the building be assessed. The Resident Manager will look into the matter and report his findings to the Board.

3. Appointment to the Board

With the passing of Alies Mohan who had served on the Board for many years, it was the consensus of the Board to have a plaque in the meeting room commemorating her years of service to the Association.

It was moved by Jeff Dickinson, seconded by Linda Keller, and carried by unanimous voice vote to appoint Bob Sage to the Board until the next annual meeting. Mr. Sage joined the Board at the table.

4. Approval of Minutes

It was moved by Jeff Dickinson, seconded by Patricia Kawakami, and carried by unanimous voice vote to approve the minutes of May 21, 2018 regular Board meeting as presented.

5. Resident Manager's Report

Report dated August 14, 2018 was provided to the Board prior to the meeting.

(Sachi Braden left the meeting at 6:00 p.m. due to prior commitments.)

6. Treasurer's Report

The financial report for July 2018 was provided to the Board prior to the meeting, copies of which shall be filed in the offices of Hawaiiana Management and the resident manager.

7. Committee Report

None.

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8. Unfinished Business

None.

9. New Business

- A. Ratify CD Purchases** – The proceeds from American Express, Salt Lake City, UT were invested in the following CDs: Morgan Stanley Bank, \$100,00 at 2.75%; American Express, \$100,000 at 3.00%; United Bank, \$100,000 at 1.90%; and Bank of Hope, \$100,000 at 2.55%. It was moved by Jeff Dickinson, seconded by Patricia Kawakami, and carried by unanimous voice vote to ratify the CD purchases.
- B. Building Glass** – The Resident Manager to obtain a legal opinion on who is responsible for Insulated Glass Units replacement.
- C. Booster Pump Plumbing** – It was moved by Jeff Dickinson, seconded by Douglas Hung, and carried by unanimous voice vote to approve Emergency Plumbing and Sheet Metal's proposal of \$13,634 for the domestic water booster pump repair.
- D. Elevator Floor Numbers** – The Resident Manager to obtain other options for the Board's consideration.
- E. Fire Alarm System** – It was moved by Jeff Dickinson, seconded by Cheryl Richards, and carried by unanimous voice vote to approve Johnson Control's proposals for power supply replacements (\$17,367.35) and fire alarm control panel (\$9,296.51).
- F. 2019 Budget** – It was moved by Jeff Dickinson, seconded by Cheryl Richards, and carried by unanimous voice vote to approve the 2019 operating budget and reserve study with a 3.0% maintenance fee increase for 2019.
- G. Priority of Payments** – A new law was signed in July 2018 and owners' payments can no longer be applied in accordance with the Association's priority of payment policy.

10. Date, Time and Place of Next Meeting

The next scheduled regular meeting of the Board of Directors will be held on Monday, November 26, 2018 at 5:30 p.m. at the Hawaiki conference room.

11. Adjournment

There being no further business, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary