

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING**  
**HAWAIIKI TOWER**  
**DATE: August 26, 2013**  
**Hawaiki Tower, Conference Room**

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

Directors Excused: Sachi Braden, Director  
Douglas Hung, Director  
Gene Ng, Director

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

**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**

None.

**3. Appointment to the Board**

The Board approved the appointment of Trung Quach to the Board to fill the vacancy created by the resignation of Alika Rogers, pending attorney's review.

**4. Approval of Minutes**

It was moved by Vice President Dickinson and seconded by Director Keller to approve the minutes of May 20, 2013 Board meeting as presented. The motion carried unanimously.

**5. Resident Manager's Report**

Report dated August 15, 2013 was provided to the Board prior to the meeting.

**6. Treasurer's Report**

The financial report for July 2013 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.

**7. Committee Report**

None.

**8. Unfinished Business**

None.

**9. New Business**

**A. Wallpaper for Level 45** – The Board realized that the wallpaper at level 45 in combination with the new carpet will darken the hallway even further. The PH committee selected a replacement wallpaper that works better with the carpet to lighten the hallway. Proposals were received from Mariano's and Ellison's. The Board unanimously approved the Ellison's proposal of \$16,204 for wallpaper replacement.

**Minutes of the Board of Directors' Meeting  
Hawaiki Tower  
August 26, 2013  
Page 2**

- B. Lighting for Tower Hallways and Elevator Vestibules** – It was moved by Vice President Dickinson and seconded by Director Keller to proceed with the proposed retrofit on the lighting. The motion carried unanimously.
- C. Additional Flooring Underlayment Testing** – The two underlayment assemblies that were previously approved by the Board for wood flooring have been discontinued or are no longer available. After some discussion, it was the consensus of the Board that individual owners be made responsible to have the flooring test done to ensure it meets the standards for flooring underlayments. ME Robinson to check with the Association's attorney on a flooring agreement to indemnify the Association on future claims.
- D. 2014 Budget** – The Board unanimously approved the 2014 operating budget and reserve study with a 3% maintenance fee increase for 2014. ME Robinson was requested to provide the Board with a detailed analysis on the budget line items.
- E. 1009's Letter** – The Board acknowledged receipt of Mr. Sosner's letter dated August 23, 2013. After some discussion the resident manager was instructed to staff one additional security officer on swing shift during weekends (Friday, Saturday, Sunday) from Memorial Day to Labor Day. This will enable one officer to be posted on the recreation deck at all times, except emergencies.

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

The next scheduled regular meeting of the Board of Directors will be held on Monday, November 25, 2013 at 5:30 p.m. at the Hawaiki conference room.

**11. Adjournment**

There being no further business, the meeting was adjourned at 6:29 p.m.

Respectfully submitted,

Annie Kekoolani  
Recording Secretary