



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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ALI'I CLUSTER PARK BOARD OF DIRECTORS MEETING January 20, 2015 MINUTES

- PLACE:** On Site, Clubhouse
- ROLL CALL:** Vice President Lilikala Kame'eleihiwa, Secretary Gail Hazlehurst, Treasurer Hal Richman, and Director Haunani Saifoloi
- ABSENT:** President Robert O'Conner
- BY INVITATION:** Account Executive (AE) Divona Cox
- CALL TO ORDER:** Noting that a quorum was present, the meeting was called to order at 6:00 p.m.

SPECIAL ORDER: Dale Hazlehurst (231) presented a landscape site survey to the Board. The survey represents the scope of work recommended by Dale Hazlehurst, Tom Leary, and the Landscape Committee.

Butch Fellezs (212) provided a request for repairs at his unit.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of December 16, 2014. Treasurer Richman moved to approve the minutes of the December 16, 2014 Board of Directors meeting. Director Saifoloi seconded the motion and the motion carried unanimously. Hearing no other objections, the minutes of the Board of Directors meeting of December 16, 2014 were approved.

TREASURER'S REPORT:

1. FINANCIAL STATEMENT: The Board reviewed the financial status of the Association. The financial statement for December 2014 was accepted, subject to audit.
2. DELINQUENCIES: Delinquencies and collection actions were reviewed.

COMMITTEE REPORTS:

1. STREET: None
2. LANDSCAPE: The Landscape Committee is going to list the items that are of highest priority on the site survey and these items will be taken care of first. AE Cox was directed to contact The Tree People for bids.

UNFINISHED BUSINESS:

1. UNIT 316: The Board discussed the status of the driveway claim.
2. UNIT 270: The Board discussed the matter regarding the green garage door.
3. UNIT 266: The Board reviewed the proposal from Budget Construction and Sunny Construction to replace the siding and wood rot. Director Saifoloi moved to approve the proposal from Budget Construction to repair the siding and repair the floor joists at Unit 266. Vice President Kame'eheihiwa seconded the motion and the motion carried unanimously.
4. CLUBHOUSE UPGRADES: The Board reviewed the proposals from Budget Construction, Sunny Construction, R&R Drywall, Babylon's Painting, Homeowners Design Center, and Hawaiian Isle Electric for new lighting fixtures, ceiling fans, flooring, and painting of the clubhouse.

Flooring: Director Saifoloi moved to approve the proposal from Homeowners Design Center for baltic blue indoor/outdoor carpet. Vice President Kame'eheihiwa seconded the motion and the motion carried unanimously.

Lighting: The Board decided that the clubhouse is not in need of new light fixtures and ceiling fans.

Painting: Treasurer Richman moved to approve the proposal from Babylon's Painting & Decorating for the painting of the clubhouse. Director Saifoloi seconded the motion and the motion carried unanimously.

5. VIDEO CAMERA AT ENTRANCE: The Board reviewed the proposal from Selby's Communications for a surveillance system at the entrance of the neighborhood. AE Cox is awaiting a proposal from Sunny Construction. The Board has decided to bring this matter up for discussion at the annual meeting.
6. UNIT 230: The Board reviewed and discussed the proposals from Budget Construction and Sunny Construction to paint the back lanai of Unit 230. Treasurer Richman moved to approve the proposal from Sunny Construction to paint the back lanai. Director Saifoloi seconded the motion and the motion carried unanimously.
7. UNIT 306 DRYWALL: The Board reviewed the proposal from Budget Construction to patch the drywall at Unit 306. Treasurer Richman moved to approve the proposal from Budget Construction. Director Saifoloi seconded the motion and the motion carried unanimously.
8. OCEANIC TIME WARNER CABLE: Owners will be asked to provide input on this matter at the annual meeting in March.

NEW BUSINESS:

1. CLUBHOUSE FENCE REPAIR: The Board reviewed the proposal from Sunny Construction to repair the fence at the clubhouse. AE Cox was directed to follow up with Budget Construction for a bid.
2. UNIT 271: The Board reviewed the proposal from Sunny Construction to replace the fence at Unit 271. AE Cox was directed to follow up with Budget Construction for a bid and to ask Sunny Construction to include replacement of the supporting beam and gutter on the back patio in their proposal. Treasurer Richman motioned to move forward with the replacement of the supporting beam and gutter on the back patio immediately. Vice President Kame'ehehiwa seconded the motion and the motion carried unanimously.
3. UNIT 234: The Board reviewed the proposal from Sunny Construction for siding repairs at Unit 234. Treasurer Richman moved to approve the proposal from Sunny Construction for siding repairs. Director Saifoloi seconded the motion and the motion carried unanimously.
4. UNITS 279 & 283: The Board reviewed the proposal from Sunny Construction to replace the fence at Units 279 and 283. Vice President Kame'ehehiwa moved to approve the proposal from Sunny Construction if an alternate bid is not received by January 27, 2015. Secretary Hazlehurst seconded the motion and the motion carried unanimously.
5. UNIT 273: The Board reviewed the proposal from Sunny Construction to replace the front gate and the rear fence. AE Cox was directed to follow up with Budget Construction for a proposal.
6. UNIT 214: The Board discussed the request for reimbursement by the owners of Unit 214 for the lanai floor joist repairs that they paid for out of pocket. These repairs were later determined to be the responsibility of the Association after these owners had requested for these repairs to be provided at an earlier time. Treasurer Richman moved to approve the reimbursement of the owners of Unit 214 in the amount of \$6,498. Vice President Kame'ehehiwa seconded the motion and the motion carried unanimously.
7. ROOF: AE Cox was directed to ask Wilkinson Shake Roofing to perform an assessment of all of the roofs and give a presentation to the Board.

NEXT MEETING: Regular Meeting of the Board, February 17, 2015 on-site at the Clubhouse at 6:00 p.m.

ADJOURNMENT: Hearing no objection, Vice President Kame'ehehiwa adjourned the meeting at 8:38 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive