



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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ALPI CLUSTER PARK
BOARD OF DIRECTORS MEETING
February 17, 2015
MINUTES

PLACE: On Site, Clubhouse

ROLL CALL: President Robert O'Conner, Vice President Lilikala Kame'eleihiwa, Secretary Gail Hazlehurst, Treasurer Hal Richman, and Director Haunani Saifoloi

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: Butch Fellezs (212) provided a recommendation for the new carpet in the clubhouse.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of January 20, 2015. President O'Conner moved to approve the minutes of the January 20, 2015 Board of Directors meeting. Treasurer Richman seconded the motion and the motion carried unanimously. Hearing no other objections, the minutes of the Board of Directors meeting of January 20, 2015 were approved.

TREASURER'S REPORT:

1. FINANCIAL STATEMENT: The Board reviewed the financial status of the Association. The financial statement for January 2015 was accepted, subject to audit.
2. DELINQUENCIES: Delinquencies and collection actions were reviewed. AE Cox was directed to prepare a report summarizing payments made and the balance owed.

COMMITTEE REPORTS:

1. STREET: None
2. LANDSCAPE: The Board reviewed and discussed the proposal from The Tree People to trim and remove the next set of prioritized trees. Secretary Hazlehurst mentioned that the quote for the monkey pod tree can be removed since the branch was taken down in the recent windstorm. AE Cox was directed to follow up with All Tree Services and Walters Landscaping for proposals.

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. CLUBHOUSE UPGRADES: The Board reviewed the proposal from Homeowners Design Center for the various options for new carpet and flooring in the clubhouse. Treasurer Richman relayed to the Board Butch Fellezs' recommendation with regard to saving money on carpet installation in the clubhouse. Treasurer Richman moved to approve the proposal from Homeowners Design Center for new carpet in the entire clubhouse and flooring in the two bathrooms. Director Saifoloi seconded the motion and the motion was carried by a 4-0-1 vote with Vice President Kame'eleihiwa, Secretary Gail Hazlehurst, Treasurer Hal Richman, and Director Haunani Saifoloi in favor. President O'Conner abstained.
4. UNIT 262: The Board reviewed the field observation report prepared by Mike Kasamoto and the proposal from Budget Construction for repairs at Unit 262. AE Cox was directed to follow up with Sunny Construction and R&R Drywall for bids.

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 and Allied Security Fence for bids.
2. UNIT 212: The Board reviewed and discussed the proposal from Sunny Construction to replace the exterior bathroom window sill trim, corner trim, and paint the lanai wall at Unit 212. Treasurer Richman motioned to approve the proposal from Sunny Construction. Secretary Hazlehurst 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. UNIT 245: The Board reviewed the proposals from Sunny Construction and Budget Construction to replace the fence and one 2" galvanized support post and footing as well as replace the gate latch. President O'Conner moved to approve the proposal from Budget Construction. Director Saifoloi seconded the motion and the motion carried unanimously.
5. UNIT 234: AE Cox is awaiting bids from Budget Construction, Sunny Construction, and R&R Drywall to replace the water damaged lanai floor joists at Unit 234.

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NEXT MEETING: Association's Annual Meeting on March 17, 2015 on-site at the Clubhouse at 7:00 p.m.

ADJOURNMENT: Hearing no objection, President O'Conner adjourned the meeting at 7:01 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA

A handwritten signature in black ink, appearing to read "Divona Cox". The signature is written in a cursive, flowing style.

Divona Cox
Account Executive