



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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ALPI CLUSTER PARK
BOARD OF DIRECTORS MEETING
April 21, 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 6:05 p.m.

MINUTES:

The Board reviewed and discussed the minutes of the Association's Annual and Board Organizational meetings of March 17, 2015. President O'Conner moved to approve the minutes of March 17, 2015. Treasurer Richman seconded the motion, and the motion carried unanimously. Hearing no other objections, the minutes of the Association's Annual and Board Organizational meetings of March 17, 2015 were approved, pending corrections.

TREASURER'S REPORT:

1. FINANCIAL STATEMENTS: The Board reviewed the financial status of the Association. The financial statements for February and March 2015 were accepted, pending corrections and subject to audit.
2. DELINQUENCIES: Delinquencies and collection actions were reviewed.

COMMITTEE REPORTS:

1. STREET: None
2. LANDSCAPE: The Tree People completed its job of removing 50% of the bamboo clump behind Units 306 and 310 as close to ground level as possible and pruning the African Tulip tree behind Unit 226. The Tree People also trimmed the 11 coconut trees as part of its maintenance program.

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 262: The Board reviewed the field observation report prepared by Mike Kasamoto and the proposals from Budget Construction and Sunny Construction for repairs at Unit 262. AE Cox was directed to ask Sunny Construction to revise its proposal.
4. UNIT 271: The Board reviewed and discussed the proposals from Budget Construction and Sunny Construction for the fence and gate repair. AE Cox was directed to ask Sunny Construction to provide a bid to only repair the gate. Treasurer Richman motioned to approve the most cost-effective bid to repair the gate at Unit 271. President O'Conner seconded the motion, and the motion carried with a 4-1-0 vote with President O'Conner, Vice President Kame'eleihiwa, Treasurer Richman, and Director Saifoloi in favor. Secretary Hazlehurst opposed.
5. UNIT 222: The Board reviewed the proposals from Sunny Construction and Budget Construction to remove the mold on the siding. President O'Conner motioned to approve the proposal from Sunny Construction. Director Saifoloi seconded the motion, and the motion carried unanimously.
6. UNIT 234: The Board reviewed the proposals from Sunny Construction and Budget Construction to replace the water damaged lanai floor joists. President O'Conner motioned to approve the proposal from Sunny Construction. Director Saifoloi seconded the motion, and the motion carried with a 4-0-1 vote with President O'Conner, Vice President Kame'eleihiwa, Treasurer Richman, and Director Saifoloi in favor. Secretary Hazlehurst abstained.
7. UNIT 312: The Board reviewed the proposal from Sunny Construction and Budget Construction for structural beam support, posts and footing, and replacing lanai floor joists. President O'Conner motioned to approve Sunny Construction's section of its proposal to replace the lanai floor joists. Treasurer Richman seconded the motion, and the motion carried unanimously.

NEW BUSINESS:

1. UNIT 223: The Board reviewed the proposal from Sunny Construction for the gate repair. This matter was tabled pending a proposal from Budget Construction.
2. UNIT 231: The Board reviewed the proposals from Sunny Construction and Budget Construction for the fence and gate repair. AE Cox was directed to ask Sunny to revise its bid to include replacement of the entire fence between both units and the gate repair.
3. UNIT 232: The Board reviewed the proposals from Sunny Construction and Budget Construction for siding repairs. President O'Conner motioned to approve the proposal from Budget Construction. Director Saifoloi seconded the motion, and the motion carried unanimously.
4. UNIT 266: The Board reviewed the request and drawing from the owners of Unit 266 for a new fence and Sunny Construction's proposal to replace the lanai floor joists and install a fence. AE Cox was directed to ask the owners to attend the next Board meeting to discuss.
5. UNIT 279: The Board reviewed the proposal from Sunny Construction for full and partial siding repairs. This matter was tabled pending a bid from Budget Construction.

6. UNIT 280: The Board reviewed the proposal from Sunny Construction for new redwood fence partitions. The Board determined that this is the owner's responsibility since the back fence was added by a previous owner, and therefore, is not the association's responsibility.

NEXT MEETING: Association's Annual Meeting on May 19, 2015 on-site at the Clubhouse at 6:00 p.m.

ADJOURNMENT: Hearing no objection, President O'Conner adjourned the meeting at 8:42 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive