



## MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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**ALPI CLUSTER PARK**  
**BOARD OF DIRECTORS MEETING**  
June 16, 2015  
**MINUTES**

- PLACE:** On Site, Clubhouse
- ROLL CALL:** President Robert O'Conner, Secretary Gail Hazlehurst, Treasurer Hal Richman, and Director Haunani Saifoloi
- EXCUSED:** Vice President Lilikala Kame'eleihiwa
- BY INVITATION:** Account Executive (AE) Divona Cox
- CALL TO ORDER:** Noting that a quorum was present, the meeting was called to order at 6:04 p.m.
- SPECIAL ORDER:** Don and Renee May (240) inquired about the hurricane window shutters meeting.

**MINUTES:**

The Board reviewed and discussed the minutes of the Board of Directors meeting of May 19, 2015. President O'Conner moved to approve the minutes of May 19, 2015, pending one correction. Treasurer Richman seconded the motion, and the motion carried unanimously. Hearing no other objections, the minutes of the Board of Directors meeting of May 19, 2015 were approved.

**TREASURER'S REPORT:**

1. FINANCIAL STATEMENTS: The Board reviewed the financial status of the Association. The financial statement for May 2015 was accepted, subject to audit.
2. DELINQUENCIES: Delinquencies and collection actions were reviewed.

**COMMITTEE REPORTS:**

1. STREET: The City and County has completed the sidewalk repair in front of Unit 233.
2. LANDSCAPE: None.

**UNFINISHED BUSINESS:**

1. UNIT 266: The Board reviewed the proposal from Sunny Construction to replace the fence and gate. AE Cox was directed to obtain an alternate bid.
2. UNIT 256: The Board reviewed the proposal from Sunny Construction to replace all of the siding at Unit 256. AE Cox was directed to ask Sunny to revise its bid to only include replacement of the damaged siding, and to obtain an alternate bid from another contractor for siding repairs.
3. UNIT 237: The Board reviewed the proposal from Sunny Construction to replace the fence and gate. This matter was tabled pending an alternate bid.
4. UNIT 230: The Board reviewed the proposal from Sunny Construction to replace the trim and joists. This matter was tabled pending an alternate bid.
5. UNIT 306: The Board reviewed the proposal from Sunny Construction to replace the lanai floor joists. This matter was tabled pending an alternate bid.
6. UNIT 216: The Board reviewed the proposal from Sunny Construction to replace the beam at Unit 216. This matter was tabled pending an alternate bid.
7. TENTING: The Board reviewed the proposals from Sandwich Isle and Diversified Exterminators to fumigate each building. President O'Conner moved to approve the proposal from Sandwich Isle to tent in March of 2016, since that is when our five-year warranty ends. Treasurer Richman seconded the motion, and the motion carried unanimously.

**NEW BUSINESS:**

1. SUBTERRANEAN TERMITE TREATMENT: AE Cox was directed to obtain bids from Hoxie, Sandwich Isle, and Diversified Exterminators to treat for ground termites.
2. UNIT 210: The Board reviewed the proposal from Sunny Construction for siding repairs. Treasurer Richman moved to approve the proposal submitted by Sunny Construction. Secretary Hazlehurst seconded the motion, and the motion carried with a 3-0-1 vote with Treasurer Richman, Secretary Hazlehurst, and Director Saifoloi in favor. President O'Conner abstained.
3. CLUBHOUSE REPAIR: The Board reviewed the proposal from Sunny Construction for the drywall repair in the bathroom. Treasurer Richman moved to approve Sunny Construction's proposal. President O'Conner seconded the motion, and the motion carried unanimously.
4. ROOF: AE Cox was directed to obtain an estimate from Wilkinson Shake Roofing to replace every roof.

**NEXT MEETING:** Board of Directors Meeting on July 21, 2015 on-site at the Clubhouse at 6:00 p.m.

**ADJOURNMENT:** Hearing no objection, President O'Conner adjourned the meeting at 7:53 p.m.

MANAGEMENT SPECIALISTS COMPANY  
Agent for ALI'I CLUSTER PARK AOA

A handwritten signature in blue ink, appearing to read "Divona Cox". The signature is fluid and cursive, with the first name "Divona" being more prominent than the last name "Cox".

Divona Cox  
Account Executive