



MANAGEMENT SPECIALISTS Company

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ALPI CLUSTER PARK
BOARD OF DIRECTORS MEETING
August 18, 2015
MINUTES

- PLACE:** On Site, Clubhouse
- ROLL CALL:** President Robert O'Conner, Vice President Lilikala Kame'eleihiwa, 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 Board of Directors meeting of July 21, 2015. President O'Conner moved to approve the minutes of July 21, 2015. Vice President Kame'eleihiwa seconded the motion, and the motion carried unanimously. Hearing no other objections, the minutes of the Board of Directors meeting of July 21, 2015 were approved, pending one correction.

TREASURER'S REPORT:

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

COMMITTEE REPORTS:

1. STREET: None
2. LANDSCAPE: None

UNFINISHED BUSINESS:

1. UNIT 216: The Board reviewed Mike Kasamoto's field report for Unit 216 as well as the proposals from Sunny Construction to replace the lanai floor joists and foundation footings, and perform sidewalk repairs. AE Cox is awaiting proposals from Cascana Construction. President O'Conner moved to approve the most cost effective bids for repairs at Unit 216. Vice President Kame'eleihiwa seconded the motion, and the motion carried unanimously.

2. UNIT 256: The Board reviewed the written statement from Cascana Construction. AE Cox was directed to have a siding expert look at the siding and provide an assessment of the siding.
3. LEGAL SERVICES: The Board reviewed the proposal from Ekimoto & Morris. AE Cox is awaiting a second proposal.

NEW BUSINESS:

1. PROPOSED 2016 BUDGET & RESERVE STUDY: This matter was tabled pending further review.
2. UNIT 236: The Board reviewed the proposal from Sunny Construction for siding repairs at Unit 236. Treasurer Richman moved to approve Sunny Construction's proposal. Director Saifoloi seconded the motion, and the motion carried with a 3-0-1 vote with Vice President Kame'eleihiwa, Treasurer Richman, and Director Saifoloi in favor. President O'Conner abstained.

NEXT MEETING: Board of Directors Meeting on September 15, 2015 on-site at the Clubhouse at 6:00 p.m.

ADJOURNMENT: Hearing no objection, President O'Conner adjourned the meeting at 6:58 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive