



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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

PLACE: On Site, Clubhouse

ROLL CALL: President Robert O'Conner, Vice President Lilikala Kame'eleihiwa, and Treasurer Hal Richman

EXCUSED: 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 6:10 p.m.

ALSO PRESENT: Alexei Semenikhine (230), Butch Fellezs (212), Silvija Miller (296), and Marsha Watase (293)

SPECIAL ORDER: Alexei Semenikhine volunteered to serve as Board Secretary. Vice President Kame'eleihiwa moved to elect Mr. Semenikhine as Board Secretary. Treasurer Richman seconded the motion, and the motion carried unanimously. Mr. Semenikhine will serve as Secretary of the Board, effective October 20, 2015, until votes are taken in the Annual meeting.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of September 14, 2015. President O'Conner moved to approve the minutes of September 14, 2015, pending one correction. Treasurer Richman seconded the motion, and the motion carried unanimously.

TREASURER'S REPORT:

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

COMMITTEE REPORTS:

1. STREET: The Board discussed the recent break-in at Unit 290.
2. LANDSCAPE: AE Cox was directed to email the landscaping contract to the Board.

UNFINISHED BUSINESS:

1. UNIT 256: The Board reviewed and discussed the siding assessment and report from WJE. Treasurer Richman moved for AE Cox to send the report to Patrick of Budget Construction and propose that he covers the labor for the siding repair and the association will pay for the hardie plank siding material. Vice President Kame'eleihiwa seconded the motion, and the motion carried unanimously. If Budget Construction is unresponsive, the Board will elect Sunny Construction to perform the repairs.
2. LEGAL SERVICES: The Board reviewed the firm resume from Ekimoto & Morris and Clay Chapman Iwamura Pulice & Nervell. Treasurer Richman moved to approve the proposal from Ekimoto & Morris. President O'Conner seconded the motion, and the motion carried unanimously.

NEW BUSINESS:

1. UNIT 226: The Board reviewed and discussed the proposal from Sunny Construction for the fence and gate repair. Treasurer Richman moved to approve the proposal. Secretary Semenikhine seconded the motion, and the motion carried unanimously.
2. INSURANCE RENEWAL: The Board discussed the renewal policy proposal provided by Atlas Insurance. Vice President Kame'eleihiwa moved to approve the renewal policy proposal. President O'Conner seconded the motion, and the motion carried unanimously.

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

ADJOURNMENT: Hearing no objection, President O'Conner adjourned the meeting at 7:07 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive