



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation
1330 S. Beretania Street • Suite 200 • Honolulu, Hawaii 96814 -1500
PHONE (808) 949-7611 • FAX (808) 943-1668

ALPI CLUSTER PARK BOARD OF DIRECTORS MEETING August 30, 2016 MINUTES

- PLACE:** On Site, Clubhouse
- ROLL CALL:** President Alexei Semenikhine, Vice President Lilikala Kame'eleihiwa, Secretary Janice Ha, Treasurer Hal Richman, and Director Lydia Ho
- BY INVITATION:** Account Executive (AE) Divona Cox
- CALL TO ORDER:** Noting that a quorum was present, the meeting was called to order at 6:02 p.m.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of July 8, 2016. President Semenikhine moved to approve the minutes of July 8, 2016. Secretary Ha seconded the motion, and the motion carried unanimously.

TREASURER'S REPORT:

1. FINANCIAL STATEMENTS: The Board reviewed the financial status of the Association. The financial statements for June and July 2016 were accepted, subject to audit.
2. DELINQUENCIES: Delinquencies and collection actions were reviewed.

COMMITTEE REPORTS:

1. STREET: None.
2. LANDSCAPE: None.

UNFINISHED BUSINESS:

1. PROPOSED ASSESSMENT: The Board discussed the amount needed for the roofing replacement project. AE Cox was directed to obtain bids from banks and credit unions for a \$1.2 million loan with a long draw period. The loan options will be included in the special meeting planned for October.
2. ROOFING: The Board reviewed proposals from Tropical Roofing and Tory's Roofing.

NEW BUSINESS:

1. PROPOSED 2017 BUDGET & RESERVE STUDY: The Board reviewed the proposed budget and reserve study for 2017. Vice President Kame'eleihiwa moved to approve a 3% increase in maintenance fees. President Semenikhine seconded the motion, and the motion carried unanimously. AE Cox was directed to obtain bids from site surveyors, so that the Board can hire someone to do a site survey.
2. UNIT 230: The Board reviewed the proposal from Budget Construction to install drain pipes and repair one foundation pier at Unit 230. Vice President Kame'eleihiwa moved to approve the proposal from Budget Construction. Director Ha seconded the motion, and the motion carried with a 4-0-1 vote with Vice President Kame'eleihiwa, Secretary Ha, Treasurer Richman, and Director Ho in favor. President Semenikhine abstained since it is his unit in question.
3. UNIT 266: The owner requested approval for the installation of a split AC system. Treasurer Richman moved to approve the motion for a split AC system at Unit 266. Vice President Kame'eleihiwa seconded the motion, and the motion carried with a 4-0-1 vote with President Semenikhine, Vice President Kame'eleihiwa, Secretary Ha, and Treasurer Richman in favor. Director Ho abstained since it is her unit in question.

NEXT MEETING: Board of Directors Meeting on September 20, 2016 on-site at the Clubhouse at 6:00 p.m.
Special Board Meeting Date to be determined.

ADJOURNMENT: Hearing no objection, President Semenikhine adjourned the meeting at 7:53 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive