



MANAGEMENT SPECIALISTS Company

A division of Realty Specialists Corporation

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ALPI CLUSTER PARK BOARD OF DIRECTORS MEETING September 20, 2016 MINUTES

PLACE: On Site, Clubhouse

ROLL CALL: President Alexei Semenikhine, Vice President Lilikala Kame'eleihiwa, Secretary Janice Ha, and Director Lydia Ho

EXCUSED: Treasurer Hal Richman

BY INVITATION: Account Executive (AE) Divona Cox

CALL TO ORDER: Noting that a quorum was present, the meeting was called to order at 6:03 p.m.

MINUTES:

The Board reviewed and discussed the minutes of the Board of Directors meeting of August 30, 2016.

Vice President Kame'eleihiwa moved to approve the minutes of August 30, 2016. President Semenikhine 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 statement for August 2016 was 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: This matter was tabled pending further review.
2. ROOFING: This matter was tabled pending proposals from Ohana Construction and Cool Roof.

ALPI CLUSTER PARK AOA

Board of Directors, Minutes

Rentals

Condominium Management

Real Estate Collection Accounts

NEW BUSINESS:

1. UNIT 273: The Board reviewed the proposal from Budget Construction to replace the fence. AE Cox was directed to follow up with Colburn Construction.
2. ROOFING CONSULTANTS: The Board is awaiting proposals from Allana Buick & Bers and Bergeman Project Group.
3. SITE SURVEY: The Board reviewed the proposal from Barrera & Company for a Level I Reserve Study. Vice President Kame'eleihiwa moved to approve Barrera & Company's proposal. President Semenikhine seconded the motion, and the motion carried unanimously.
4. LOANS: The Board reviewed the term sheet from Bank of Hawaii for a \$1.2 million loan. AE Cox was directed to follow up with Hawaii National Bank, Central Pacific Bank, and HSFCU.
5. UNIT 252: The Board discussed the mold growing on the siding of Unit 252 and reviewed the proposal from Budget Construction. AE Cox was directed to follow up with Colburn Construction.

NEXT MEETING: Board of Directors Meeting on October 18, 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 6:50 p.m.

MANAGEMENT SPECIALISTS COMPANY
Agent for ALI'I CLUSTER PARK AOA



Divona Cox
Account Executive