

Hawaiian Village Condominium Association

January 19, 2008

Board Meeting Minutes

The board of directors meeting convened at 9:00 am in the Royal Hawaiian conference room.

Attendees

Board Members:

Richard Dannenberg – President	Drew Davis – Vice President
Jim Wilson – Vice President	Wade Hall – Treasurer
Jan Edelman – Secretary	

Property Management:

Steve Kenny – Ocean Point Ltd.

Guests

Richard Myers – A.M. Specialty Services

Owners:

Ray King (RH111)
Regina Heising (RH101)

Richard Dannenberg opened the meeting. A quorum was established. The Board reviewed the minutes from the annual meeting of November 3, 2007. Final approval by the Council of Unit Owners at the 2008 annual meeting is pending. The minutes of the October 6, 2007 Board meeting will be sent to Board members via email for review and approval.

Financial Report

Steve Kenny reported that the 2007 financial audit is underway. He stated that new regulations require CPA firms to obtain additional information that is intended to further protect the interests of condominium owners.

Wade Hall reported that the increase in condo fees went into effect with the December billing. He noted that the 2008 contribution to the reserve fund will be \$110,000.

The Council of Unit Owners was reimbursed for outstanding condo fees following the sale of Unit 403.

Pool Report

Avery Taylor reported no significant problems related to the pool. There appears to be slight dripping from a drain which Steve will check. The Board decided on the amount of the payment to Charlie Brown (\$1200.00) for the repair of broken windows in the pool area. The Association will not pay for the repair of the windows broken by the contractors.

Building Reports

Royal Hawaiian

Steve Kenny will obtain three bids for the work to modify the roof and HVAC drains. Following vendor selection by the Board, the repair work will be scheduled. At this point Steve Rounds has the lowest bid (approximately \$11,000). The Sens Mechanical estimate was approximately \$25,000.

Rich Myers presented a proposal for parking deck repairs and caulking. Restriping is not included in the proposal. Mr. Myers was asked to add drain repairs to the proposal.

Outrigger

Most of the railing end caps were removed by an unknown individual sometime last October. Avery will order replacements from Atlantic Railing. Regina and Walter Heising will determine if it is possible to weld the new end caps in place.

Rich Myers presented two proposals for work on the garage ceiling area. The Board approved the proposal to repair and repaint the drive lane soffits. Mr. Myers was asked to prepare a proposal for covering the exposed ends of the I-beams that face 141st Street and the atrium.

With respect to moving the recycle bins, Steve Kenny volunteered to contact the trash disposal department as soon as Outrigger owners tell him the preferred location.

Waikiki

No problems have been identified or reported in the Waikiki Building.

Mr. Myers of A.M. Speciality will be reworking all the proposals and resubmit them shortly for review.

Old Business

- **Window & Door Replacement**

At the annual meeting in November, Richard Dannenberg described the alternatives for replacing owners' doors and windows. The options presented were to: (1) change the by-laws so that owners, not the Association, assume responsibility for the replacement of doors and windows or (2) raise the required funds through a special assessment or increase in fees.

The majority of owners at the meeting appeared to be in favor of changing the by-laws. However, a subsequent review by the Association's attorney reports that changing the declaration requires 100% of the owners to vote in favor of a change. The Board observed that a 100% vote would never happen. Richard Dannenberg will also ask John Seipp the other Association attorney for his opinion on the matter. If he concurs, then the Association must determine the source of funds and a systematic replacement plan for doors and windows. The Board recognizes that prior Boards have handled this matter inconsistently. Approaches to addressing window and door replacement will be discussed at a special meeting to be held on April 26, 2008.

New Business

- **Wireless Internet**

City Media and Ocean Point has completed the final review of the installation details, equipment access limitations and building code compliance. Based on the results of this review, Wade Hall motioned that the contract with City Media be approved. Jim Wilson seconded the motioned, and the Board unanimously approved and then signed the contract. The installation will begin soon.

Owner Correspondence

Avery Taylor will check the crack in the ceiling of Unit 417 that was reported by the owners.

Regina and Warren Heising have volunteered to help with some of the work that needs to be done around the property. Richard Dannenberg expressed the Board's appreciation for this offer.

Adjournment

Jim Wilson motioned that the meeting be adjourned. The meeting adjourned at 10:50 am.