

AOAO HARBOR LIGHTS
BOARD OF DIRECTORS MEETING
MINUTES
January 14, 2015

Date: January 14, 2015
 Time: 5:00 PM
 Place: Harbor Lights Conference Room
 Present: Cindy Willard, Joan Hiyakumoto, Redro Faingnaert, Richard Salinas, Willie Kaholokula, Geri Kaita
 Sue Kamalo, GM
 Guests: Daniel Carpiaux, A-411; Henderson Chu, C-205; Muriel Kuroda, A-116

Call to Order	Meeting was called to order at 5:00 PM by President Cindy Willard	
Quorum	Six board Members present	Established
Approval of Minutes	Minutes of the December 3, 2014 were presented to the board	Motion made by Richard Salinas and seconded by Geri Kaita to approve the minutes as presented.
Financial Report	Distributed to the board by Hawaiiana Management	Tabled for discussion until Penny Munroe from Hawaiiana could answer questions.
Manager's Report	Sue Kamalo presented a verbal and written report highlighting the activities and accomplishments during the months of December '14 and January '15	
Committee Reports – Building and Grounds	Sue Kamalo reported that a large tree needs to be removed in the “heart” planter close by the office. It was uprooted by the recent rains. The tree is leaning dangerously to the office. A tree surgeon has been called. Other items were discussed in the Manager's report.	No action.
Committee Reports – House Rules Committee	A copy of the proposed house rules were presented to the board for review. Joan Hiyakumoto gave an overview of items that	A follow up meeting has been scheduled for Tuesday January 20 th at 5:00 to finalize and approve the house rules.

	have been revised or added.	
Unfinished business	D-326 protruding air conditioner. Violation of house rules; complaints by other homeowners.	Board requires owner to bring air conditioner into compliance: Flush to the window, not protruding. 30 day allowance to bring into compliance followed by a \$250 fine. Owner to be notified immediately of decision.
New Business		
Pursue acquiring a unit in the complex that has a tax lien.	If the AOAO pays off the lien, they are the only lien holders of the property.	Motion to pursue paying off the condo of interest pending an investigation of the lien and taxes owed by Joan Hiyakumoto; Seconded by Richard Salinas. Motion carried without opposition.
Add Surcharge of \$4.00 to the electric bill	Harbor Lights needs to hire part time employee to manage electric collection	Motion to add surcharge as of February 1, 2015 by Joan Hiyakumoto, Seconded by Richard Salinas. Motion carried without opposition.
Hire two contracted full time employees for three months	Need for extra staff to rehab abandon units for rental purposes to regain lost revenues	Motion to hire two temporary contracted workers made by Pedro Faingnaert, Seconded by Geri Kaita. Motion carried without opposition.
Appointment of vacant board position	Sue Kamalo resigned off of the board to take the General Manager's position.	Motion to appoint Ori Kopelman to the board of directors term ending 2015 by Joan Hiyakumoto, seconded by Geri Kaita. Pedro Faingnaert Opposed. Motion carried by majority vote.
Delinquent Units	Need for a Collection Attorney to move forward with collections and acquisition of abandon units.	Willie Kaholokula made a motion to hire a collections attorney with focus on Mr. Wittman's units first, as they are in good rentable shape. Seconded by Pedro Faingnaert. Motion carried without opposition.
Wesley Barut's A Building Unit	Request was made to restore electricity to Mr. Barut's unit so that he can get it ready to rent and generate an income to pay maintenance	The board unanimously declined the request.

	payments.	
Correspondence	Request from owner of A-116 to forgive late fees to her unit. She promises to stay current from here on.	Motion made by Richard Salinas to forgive late fees for A-116 with the contingency that she be on time and stay current with maintenance payment. Failure to do so will result in forgiven late fees to be re-assessed to owner. Seconded by Pedro Faingnaert. Motion carried without opposition.

Next Committee (House Rules) Tuesday January 20, 2015

Building and Grounds Committee Wednesday January 18, 2015

Board of Directors Meeting Thursday January 19,

There being no further business to be brought before the Board of Directors, the meeting adjourned at 6:35 PM

Respectfully Submitted,



Sue Kamalo
General Manager