

AOAO HARBOR LIGHTS
BOARD OF DIRECTORS MEETING
MINUTES
March 19, 2015

Date: March 19, 2015

Time: 5:00 PM

Place: Harbor Lights Conference Room

Present: Cindy Willard, Joan Hiyakumoto, Redro Faingnaert, Ori Kopelman
Sue Kamalo, GM: Resigned, Willie Kaholokula: Excused, Richard Salinas and Geri Kaita

Guests: Cole Santos (A-107, D-125 and D-313) Ed Gallagher (A-222) Daniel Carpiaux (A-411) Frank Acia (A-124) Diana Kekuhana (C-416),
Ed and Cheryl Williamson (D-419) Massy Cashen from Hawaiiiana

Call to Order	Meeting was called to order at 5:00 PM by President Cindy Willard	
Quorum	Four board Members present	Established
Approval of Minutes	Minutes of the February 19, 2015 were presented to the board	Motion made by Ori Kopelman and seconded by Joan Hiyakumoto to approve the minutes as pending correction to the spelling of Pedro Faignaert's name. Motion carried without opposition.
Report	Reports were given by President Cindy Willard, Treasurer Ori Kopelman, GM Sue Kamalo and Massy Cashen from Hawaiiiana	Cindy reported that she is working diligently on the budget with Massy. Ori commented on the financials, Sue gave a brief rundown on the property and Massy gave a short presentation with written handouts on board training.

Committee Reports – Building and Grounds	Report was given by Pedro Faingnaert recapping the meeting from 3/18/2015.	No action.
Unfinished business	Armstrong Reserve Study Update needs to be completed	Ongoing.
	B-404 Has a delinquency dispute	Resolved prior to board meeting. Matter solved in owners favor
	Water Damage D-103 stack	Insurance companies have finally stepped in to remedy the damage. Harbor Lights has repaired the vertical pipe through the stack. D-303's insurance to pay the \$25,000 deductible.
New Business	Ratify engagement letter with Donald C. Chaikin, Attorney at Law, LLC	Motion to ratify engagement of the services of said attorney by Joan Hiyakumoto, Second by Ori Kopelman. Motion carried without opposition.
	Vending Machine Purchase – Investigate the purchasing of vending machines in “B” and “C” Buildings	Motion by Ori Koppelman, Second by Joan Hiyakumoto. Motion carried without opposition.
	Kone Elevators	A letter was sent via certified mail requesting a release from the 20 year contract that Harbor Lights is committed to. We are currently in year 15 of the contract. Services are sub-standard according to management.
Correspondence	Rose Honakker B-211, C-316 and C-314. Letter regarding the cutting of trees.	President Cindy Willard directed a letter go out to Mrs. Honakker explaining that many trees will be cut down due to the impending solar panels and over growth.
	Rental Agent for B-310, Destination Maui would like to have stove replaced due to cockroach infestation	Motion by Pedro Faingnaert to deny Destination Maui's request for a new stove. Second by Ori Kopelman. Carried without opposition.
	C-113 Owner requested to waive house rules violation fines	Tabled until further investigation can be done.
	Letter from B-201 owner Everett Senter to	Joan Hiyakumoto made a motion to deny


	replace carpet due to rain intrusion.	request for new carpet. Second by Pedro Faignaert. Motion carried without opposition.
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Next committee meeting: Wednesday April 15, 2015 at 5:00 PM (Budget and Finance; Building and Grounds; Security)

Board of Directors Meeting Thursday April 16, 2015

There being no further business to be brought before the Board of Directors, the meeting adjourned at 5:55 PM

Respectfully Submitted,



Sue Kamalo
General Manager