

AOAO HARBOR LIGHTS  
 BOARD OF DIRECTORS MEETING  
 MINUTES  
 May 21, 2015

Date: May 21, 2015

Time: 5:00 PM

Place: Harbor Lights Conference Room

Present: Cindy Willard, Joan Hiyakumoto, Pedro Faingnaert, Ori Kopelman, Geri Kaita  
 Excused: Richard Salinas Unexcused: Cole Santos  
 Sue Kamalo, GM:

Guests: Jackie Oberheim (D-105)

<b>Call to Order</b>	Meeting was called to order at 5:00 PM by President Cindy Willard	
<b>Quorum</b>	Five board Members present	Established
<b>Approval of Minutes</b>	Minutes of April 17, 2015 were presented to the board	Motion made by Pedro to accept the minutes as presented, seconded by Ori. Motion carried without opposition.
<b>Report</b>	Treasurer Ori Kopelman, GM Sue Kamalo and Pedro Faingnaert	Ori commented on the financials, Sue gave a brief rundown on the property.
<b>Committee Reports – Building and Grounds</b>	Report was given by Pedro Faingnaert	Pedro recapped the Buildings and Grounds meeting of the night before, with recommendations from the committee (see new business)
<b>Unfinished business</b>	None	

<p><b>New Business</b></p>	<p>Establish local bank account</p>	<p>Background: Association funds on occasion need to be accessed in an expeditions fashion, which is very difficult since the money is controlled in Honolulu. Proposal made by Geri to open a local bank account in the amount of \$50,000, finding the bank with the most convenient hours, low fees and high interest rate. Bank account to require two board signatures. Seconded by Ori and motion carried without opposition.</p>
	<p>Approve purchase of plumbing camera</p>	<p>Background: Insurance stipulation for renewal is to provide certification that all pipes in the four buildings have been inspected by a licensed plumber. Proposal made to purchase camera for the association's use by Ori and Seconded by Geri. Motion carried with opposition.</p>
	<p>Approve Scavenger Pumps</p>	<p>Background: Scavenger pumps to recirculate the hydraulic fluid in the eight elevators to keep them from cavatating. Proposal by Kone elevators to perform work and provide pumps cost in excess of \$40,000. Work can be done by licensed pumber. Proposal made to purchase scavenger pumps by Ori and Seconded by Joan. Motion carried without opposition.</p>
	<p>Approve purchase of pipe insulation materials</p>	<p>Background: Pipes in the buildings are not insulated causing heat to be lost. Insulation will retain heat and save money in gas bills. Proposal to purchase the lowest of three bids of pipe insulation made by Ori and Seconded by Pedro. Motion carried without opposition.</p>
	<p>Approve the purchase of energy efficient fluorescent lighting.</p>	<p>Background: Current fluorescent lighting not energy efficient. Purchasing LED lighting will</p>

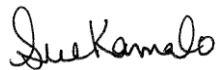
		save considerable money and pay itself off in consumption costs within six months. Motion by Joan to find the lowest bid for lighting provided that the rebate for lighting from Hawaii Energy is still in effect. Seconded by Ori. Motion carried without opposition.
	Approve conduit to be installed by Haleakala Solar around the buildings.	Background: Need conduit to run in order to tie the PV to the electrical system to minimize the extent of excavation. Proposal to allow Haleakala Solar to install conduit was made by Ori and Seconded by Pedro. Motion carried without opposition.
<b>Correspondence</b>	C-112 Rebutting Fine	Board went into executive session to discuss the correspondence. Result of discussion is that the Board will uphold the house rules as printed and adopted by the Board in February 2015.

**Next committee meeting:** Wednesday June 17, 2015 at 5:00 PM (Budget and Finance; Building and Grounds; Security)

**Board of Directors Meeting** Thursday June 18, 2015

There being no further business to be brought before the Board of Directors, the meeting adjourned at 5:45 PM

Respectfully Submitted,



Sue Kamalo  
General Manager