

AOAO HARBOR LIGHTS
BOARD OF DIRECTORS MEETING
MINUTES

July 21, 2016

Date: July 21, 2016

Time: 5:00 PM

Place: Harbor Lights Conference Room

Present: Cindy Willard, Varna Nakihei, Geri Kaita, Richard Salinas, Joan Hiyakumoto; and Sue Kamalo, GM: Ori Kopelman, Daniel Carpiaux excused

Guests: Joselynn Young C-407, Christine Kauppinen C-411 & C-412; Jackie Oberheim, D-105; Sherri McBee C-402, Jennie Merles A-216, Cindy Mayo A-114, A-401, A-420, C-405; Peggy Sacks A-208, B-116; Kathy Catugal C-309; Neal Drury C-103

Call to Order	Meeting was called to order at 5:00 PM by President Cindy Willard	
Quorum	Five board Members present	Established
Approval of Minutes	Minutes of June 16, 2016 board meeting were presented to the board	Motion made by Joan to accept the minutes as presented, seconded by Richard. Motion carried without opposition.
Reports, Treasurers		In the absence of the Treasurer, the report will be tabled until the next meeting.
Committee Reports – Building and Grounds	Report was given by Richard Salinas .	The security cameras are still being installed. There is a tremendous need to replace the vertical pipes in the buildings as there are more and more leaks; insurance is at risk.
Unfinished Business	Approval of the 2014/2015 Audit	Motion by Richard to accept the Audit of 2014/2015 as presented by , Seconded by Varna; Motion carried without opposition.

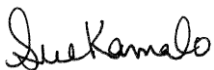
	Independent Elevator Consultant	GM Sue Kamalo contacted an elevator consultant in Honolulu, Neil Kunihiha who stated that the price of the submersible hydraulic pumps at \$56,000 was reasonable.
New Business	Special Assessment for plumbing and elevators	Elevators are breaking down constantly. B Building has been down for a couple of months due to the high cost of the replacement part (\$56,000 for one elevator). In addition the vertical pipes are coming up with leaks constantly. The building is 40 years old and needs serious attention. A motion was made by Richard and Seconded by Geri to conduct a special assessment for the replacement of the hydraulic pumps in four of the elevators and to hire Maui Plumbing to line the 88 stacks of vertical pipes. This will be the least intrusive method for the condos. The cost of the special assessment will be approximately \$2550 and will be slightly less for one bedroom units. Owners will have the option of paying in increments over a one year period. Special Assessment to begin on October 1, 2016. Motion carried without opposition from the board.
Correspondence	A-207 Request for service animal	Richard motioned for A-207 to have her service animals provided she abide by the rules of the association. Seconded by Joan. Motion carried without opposition.

Next committee meets: Wednesday August 17, 2016 at 5:00 PM (Budget and Finance; Building and Grounds; Security)

Board of Directors Meeting: Thursday August 18, 2016 at 5:00 PM

There being no further business to be brought before the Board of Directors, the meeting adjourned at 6:20 PM

Respectfully Submitted,



Sue Kamalo
General Manager