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MINUTES

REGULAR MEETING of the BOARD OF DIRECTORS OF THE AOAO of ATKINSON TOWERS

DATE: Monday, January 25, 2010

PLACE: On-Site, Lobby

BOARD OF DIRECTORS: President Robert Fahl, Vice-President Martha Ann Malang, Secretary Marjorie Foydl, Treasurer Ashby (Jim) Ennis, Director Marvin Heskett, Shiroku (Whitey) Yamamoto, Kim Blake, Jeanne McNeil and Stewart Wiggers

ABSENT:

BY INVITATION: Maintenance Manager Donald Ah Nee
Account Executive Kanani Kealoha-Faleafine

CALL TO ORDER: 7:00 p.m.

APPROVAL OF MINUTES:

1. Minutes of the November 16th Board Meeting – The minutes of the November 16th Board Meeting were unanimously approved as corrected.

TREASURER'S REPORT:

1. Financial Statements: It was moved by Treasure Ennis to accept the financial statements for October 2009 and November 2009 subject to audit. The motion was unanimously approved.
2. Delinquencies: AE Kealoha-Faleafine gave a verbal report.
3. Reserve Funds: No Action
4. CDs: Next CD maturing in March 2010

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MAINTENANCE MANAGER'S REPORT:

1. MM Ah Nee gave a verbal report.
 - a. MM Ah Nee reported that the ABM contract has increased 4.5% or \$165.00 per month. The Board will continue with this contract on a month to month basis.

COMMITTEE REPORTS:

1. Replacement of Walkway Panels – Director Heskett has been tasked with verifying if the recommended product is a suitable replacement for the walkway panels and if City and County permits are needed.
2. Capital Projects – President Fahl gave a verbal update on the spalling and painting projects.
3. Parking – President Fahl will be meeting with the land owner on February 3rd, 2010 and Stanley Matsumoto to discuss the density issue in regards to the Department of Planning and Permitting.

UNFINISHED BUSINESS:

1. CCI Inspections–Violation report has been submitted to the board for review.
 - a. CCI inspectors are to inspect doors and if found in disrepair will cite owner. The Association has a replacement door that will be installed at a cost of approx. \$500.00
2. Capital Improvements: Final proposal should be ready for review and approval by the Board at the next meeting.
3. Screen Removals – AE Kealoha will send letter to remaining owners. MM Ah Nee to provide a list.

NEW BUSINESS:

1. Process Servers – It was moved by President Fahl and seconded by VP Malang to approve the Service of Civil Process procedure dated January 16th 2010 as presented. The motion was unanimously approved.
2. Selection of Auditor – It was moved by President Fahl and seconded by Director Heskett to approve the selection of Daniel Sullivan as the Associations auditor for 2009, 2010 and 2011 at a cost of \$1,010 plus Hawaii GET. The motion was unanimously approved.
3. Association Owned Units – It was unanimously approved to authorize President Fahl to execute the proxies for the Association Owned Units and designate the proxy to the

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Board as a whole, to be voted on the basis of the preference of a majority of the directors present at the meeting.

4. Storage Units – The Board has directed AE Kealoha-Faleafine to write a letter to the owners regarding the cleaning of the storage Units. The deadline to clean out storage units will be March 30, 2010.

EXECUTIVE SESSION: President Fahl moved to enter into Executive Session to discuss legal issues. The motion was unanimously approved. The Board entered into Executive Session at 8:45 pm and reconvened into regular session at 10:35pm.

NEXT MEETING: The next board meeting is scheduled for Monday, March 15th, 2010 in the lobby with call to order at 7:00 pm subject to the call of the President.

ADJOURNMENT: Noting the hour and hearing no objections, President Fahl adjourned the regular meeting at 10:35pm.


Marjorie Foydl, Secretary

Submitted by:


Kanani Kealoha-Faleafine, CMCA
CERTIFIED MANAGEMENT, INC.
Agent for ATKINSON TOWERS

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