

MINUTES OF THE  
BOARD OF DIRECTORS MEETING  
LA CASA  
10 April 2007

CALL TO ORDER

The meeting of the Board of Directors of AOA La Casa was called to order by President Sergio Lotenschtein at 9:00 a.m.

ESTABLISH A QUORUM

Five of five members present, a quorum was established:

Members present: Walter Flood, John Gomez, Sergio Lotenschtein, Jacob Merrill, William Wells

Present by invitation: Robert Simao & Michael Simao, La Casa maintenance  
Allen Wilson, Property Manager, Hawaiiana Management Co., Ltd.

APPROVE MINUTES

There being no objections, the minutes of the 10 April 2007 regular meeting of the Board of Directors were approved as amended to correct the names of those present at the meeting.

MAINTENANCE REPORT

A verbal report was received by the Board. Items discussed include:

1. Jacuzzi: Some residents are not showering before entering the tub, resulting in excessive dirt build-up in the filters.
2. Lighting: The new fixtures being installed are of higher quality and better appearance than the current fixtures.
3. Equipment: The floor buffer is being used on the walkway cleaning. An inventory of equipment has been completed.
4. Trash Rooms: Installation of drywall is nearly ready to begin. The cleaning system is nearly done.
5. Battery backup: The battery cabinet is to be moved to a new location; not started yet.
6. Bike Storage: One resident reported theft of the back tire only; unable to determine when this occurred.
7. Elevators: Both elevators are being cleaned twice daily. Residents transporting surfboards pose a risk of damage to the elevators. Discussion of feasibility of installing a surfboard rack; no action taken.
8. Landscaping: The irrigation system needs to be repaired, and new soil will be purchased for the front.
9. Restrooms: There is evidence that someone is abusing the restroom facilities. An effort is underway to determine the perpetrator.
10. Stairwells: Both are scheduled to be painted; not started yet.
11. Channel 57: Director Flood agreed to investigate this matter further.
12. Fobs: Reynolds Security will reprogram the system; it was never set up properly from the beginning. New fobs will be purchased and distributed to all residents.
13. Garage fencing: The iron rails need to be repainted.
14. Jacuzzi Signs: Policies as printed need to be enforced. It was moved, seconded and adopted unanimously to amend the House Rules to include a fine of \$50 for each instance in which a resident enters the Jacuzzi without first taking a shower. Maintenance staff was directed to install a sign stating "NO BATHING" to prevent soap scum buildup.
15. Electric panels: Consideration of this matter was deferred to the next meeting.
16. Vents: this project has been deferred indefinitely.
17. Backflow Preventer: The valve was tested by Western Pacific Mechanical with satisfactory results.
18. Window: the walkway window on the 15<sup>th</sup> floor needs to be repaired.

19. Fire System: the alarm system will need to be tested soon.
20. Front Door: The handle was replaced; closing mechanism needs adjustment for wind.
21. Pump Room: The pressure in the system has been tested satisfactorily.
22. Roof Maintenance Room: the door to this room will be replaced.

#### TREASURER'S REPORT

1. The financial report for April 2007 was reviewed and accepted subject to annual audit.
2. The Property Manager reported that there were six owners with delinquent balances more than thirty days old. The total outstanding balance as of 5/ 8/07 was \$5,402.79.
3. The Property Manager was directed to notify all owners of the Special Assessment adopted in April. It was moved by Director Wells, with second by Director Lotenschtein, to specify that approximately \$1,500 per apartment will be collected on August 1, 2007 and again on December 1, 2007. It was moved by Director Flood, with second by Director Gomez, to amend the motion to specify that approximately \$1,000 per apartment will be collected on July 1, 2007, September 1, 2007 and November 1, 2007. The amendment was adopted with four votes in favor, no votes in opposition and no abstentions. The main motion as amended was adopted unanimously. (Exact payment amounts will be determined by the percent of common interest attributed to each apartment.)

#### UNFINISHED BUSINESS

1. House Rules Revisions: The President appointed Director Gomez to serve on this committee, with Director Flood to assist.
2. Painting Project: The Property Manager was directed to set up a meeting at 9 a.m. on May 22, 2007, with representatives of Innovative Painting and Professional Specification Design.
3. Roof Edging: Additional proposals are needed for this project.
4. Door installation: This project is approximately 40% completed. The remaining doors are to be stored in the loading zone.

#### NEW BUSINESS:

1. Insurance: The Property Manager was directed to arrange for Sue Savio to attend the August meeting of the Board.
2. Web Site: The Property Manager was directed to have the web site set up as soon as possible.
3. Opt-in: The Property Manager was directed to obtain information about the Opt-In amendment for the next meeting.

#### NEXT MEETING

The next Board meeting will be held on 12 June 2007, at 9:00 a.m. at TGI Fridays on Kuhio Avenue, Waikiki.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 10:40 a.m.

As approved by the Board of Directors:

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Secretary, Board of Directors