

**IMPERIAL PLAZA
WEDNESDAY, APRIL 5, 2017
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

Secretary Garrett Grace called the Imperial Plaza Board of Directors meeting to order at 5:01 p.m. The meeting was held on-site in the clubhouse on the pool deck. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

Members Present: Secretary, Garrett Grace
Treasurer, Mike Kuhl
Director, William Kikuta
Director, Paula Tadaki
Director, Thomas Haley

Excused: President, Bernard Nunies
Vice President, Randy King
Director, Robert Iopa

By Invitation: Thomas Anderson, General Manager
John Bouchie, Management Executive, Hawaiiana Management
Donna Rabago, Administrative Assistant
Waioli Gonsalves, Elevator Consulting Company

Unit Owners present: 1701 Katherine Dean
622 Bee Leng Chua

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted. Any actions or motions as a result of this forum will appear under New Business or Unfinished Business.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF MARCH 9, 2017

The minutes of the above noted meeting were approved as written.

V. REVIEW & APPROVAL OF FEBRUARY 2017 FINANCIAL REPORTS

By general consensus, the reports were approved subject to audit.

VI. MANAGEMENT EXECUTIVE REPORT

Management Executive, John Bouchie provides a written Management Summary Report to the Board. Any actions or motions as a result of this report will appear under New Business or Unfinished Business.

VII. GENERAL MANAGER'S REPORT

Thomas Anderson, General Manager presented a written report to the Board. Any actions or motions as a result of this report will appear under New Business or Unfinished Business.

VIII. UNFINISHED BUSINESS

- Status of repair of 1213 lanai – Completed.
- Proposal to remodel recreation deck restrooms – The Board gave General Manager a budget of \$50,000 to repair the flooring in both bathrooms.
- Status of the replacement of the high zone heat pump by Honeywell – Will be shipped 5-19-17. Estimated time of completion is end of June 2017.
- Status Trinity/ERD consulting work regarding building spalling and exterior painting – The Board reviewed a written report. A representative from Trinity/ERD will be at the May 2017 to discuss the report.
- Elevator Consulting Company to conduct elevator modernization audit with estimated cost to modernize all 8 elevators - Waioli Gonsalves of Elevator Consulting Company reviewed in detail the elevator modernization audit. The Board asked for a continued proposal to spec out the work and oversee all aspects of the modernization.
- Status of re-carpet installation – Reported as completed.
- Update on Stand Pipe Repair by Porter Construction - Verbal update given by General Manager.
- Water Leak in Storage Tank #1 – Repaired.
- Window Sealant leaks – Tabled until next meeting.
- Status of repair to garage cement wall and railing due to Single Car Accident in Garage 2/9/17 – Check received, work completed.
- Status of billing and reporting from Apparent and status of proposal for additional solar panels on the recreation deck – Presentation and report given by Secretary Garrett Grace. Mr. Grace advised the Board he is now an employee of this vendor. Director, Paula Tadaki, President, Bernard Nunies, and Director, Thomas Haley will walk the recreation deck with the General Manager to investigate the placement of additional solar panels to fulfill the contract.
- Status of investigation for invoice from Thyssen Elevator for repair of the elevator they say is due to a power surge – AOA will not be paying these invoices. Elevator company has voided the invoices in question.

IX. NEW BUSINESS

None.

X. EXECUTIVE SESSION

Legal matters were discussed.

XI. DATE, TIME, AND PLACE OF NEXT BOARD MEETING

The next meeting of the Board of Directors was scheduled for Wednesday, May 3, 2017 at 5:00 p.m. in the clubhouse on the pool deck.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 7:30 p.m.