

**IMPERIAL PLAZA  
WEDNESDAY, SEPTEMBER 4, 2019  
BOARD OF DIRECTORS MEETING  
MINUTES**

**I. CALL TO ORDER**

President, Randy King called the Imperial Plaza Board of Directors meeting to order at 5:00 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:       President, Randy King  
                                  Vice President, Michael Loke  
                                  Treasurer, Mike Kuhl  
                                  Director, Paula Tadaki  
                                  Director, Kathy Dean  
                                  Director, Gerald Chun  
                                  Director, William Kikuta

By Invitation:           John Bouchie, from Hawaiiiana Management Company  
                                  Giovanni Wozniak, Building Operations Manager  
                                  Tina Yuen, Building Administrator

**III. HOMEOWNER'S FORUM**

A 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 JULY 31, 2019**

The minutes of the above noted meetings were approved with minor correction.

**V. REVIEW & APPROVAL OF JULY 2019 FINANCIAL REPORT**

The financial reports were approved subject to audit.

**VI. GENERAL MANAGER'S REPORT**

Giovanni Wozniak, Building Operations Manager provided a written Report to the Board. Any actions or motions as a result of this report will appear under New Business or Unfinished Business.

**VII. UNFINISHED BUSINESS**

- Status report – Roof leak project investigation Trinity/ERD – no update provided at this meeting.
- Status of replacement of the Cooling Tower and the Air Handler – contract in negotiation.
- Presentation by SP Parking regarding garage operation – tabled until next meeting.
- Status of building spalling, exterior painting, and window sealant – Trinity/ERD Addendum #1 (enclosed) – The Board unanimously approved the Addendum pending a breakdown of addition costs.
- Status of modernization of elevators and elevator issues – in progress.

- Additional solar panels on the recreation deck from Apparent – Contract was reviewed by AOA Attorney. Management Executive Bouchie will respond to questions asked by AOA Attorney.
- Building and Grounds Committee – verbal report by Director Tadaki.
- Power Wash Garage – completed.
- Contract dispute with Honeywell – pending a deadline of 9-6-19 response by vendor.

**I. NEW BUSINESS**

- Club House Holiday Rule Change – Wording was discussed. Director Dean and Giovanni Wozniak, Building Operations Manager will write up wording for review by the Board. Email vote will be taken and then ratified at next meeting. This will be added to the House Rules.
- 2020 Operating and Reserve Budget – The Board approved a 4% increase in fees starting January 2020.
- 2019 Audit proposals – The Board reviewed 3 proposals. The Board unanimously approved the proposal by Felice Valmas, CPA for three years at a cost of \$4000 plus tax.
- Replacement of Compressor on Chiller #1 – The Board unanimously approved the purchase of a new compressor from Heidi & Cooke at a cost of \$57,000.

**II. DATE, TIME, AND PLACE OF NEXT BOARD MEETING**

The next board meeting was not scheduled at this time.

**III. EXECUTIVE SESSION**

Personnel matters were discussed.

**IV. ADJOURNMENT**

The meeting was adjourned at 7:45 p.m.