

**IMPERIAL PLAZA
WEDNESDAY, APRIL 4, 2018
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies 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, Bernard Nunies
 Vice President, Randy King
 Treasurer, Mike Kuhl
 Director, William Kikuta (*left meeting at 7:05 PM*)
 Director, Paula Tadaki
 Director, Robert Iopa (*left meeting at 6:50 PM*)

Excused: Director, Thomas Haley

By Invitation: John Bouchie, from Hawaiiana Management Company
 Tom Anderson, General Manager
 Michael Fujikawa, Notkin Hawaii
 Keith Chan, Notkin Hawaii
 Dale Armstrong, Armstrong Consulting
 Colin Murphy, Trinity/ERD (*via phone conference*)
 Darbi Krumpos, Trinity/ERD (*via phone conference*)

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 19, 2018

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

V. REVIEW & APPROVAL OF MARCH 2018 FINANCIAL REPORTS

Tabled until the next meeting.

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

General Manager Tom Anderson provides 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

- Electricity meter reading – Dale Armstrong discussed various proposal to the Board and Management. The Board unanimously approved the one year contract to read the electric sub-meters at a cost of \$5.00 per unit plus tax. The Board also approved the replacement of the current sub meters to Smart Network Meters (\$310 for residential units and \$690 for commercial units) as needed (upon malfunction) and the purchase of one Data Collection Unit/Ethernet 2-way and one programming tablet with software and puck at a cost of \$5200.
- Update on progress of replacement of Roof-Mounted Cooling Tower and Air Handler – Michael Fujikawa and Keith Chan of Notkin Hawaii attended this meeting to discuss this project and answer questions from the Board and Management.
- Status building spalling, exterior painting, and window sealant – Darbi Krumpos and Colin Murphy of Trinity/ERD called in to the Meeting to discuss and update the Board and Management regarding this Project. Work is scheduled to start on April 16, 2018.
- Trinity Proposal – Building impact study and consulting for near by construction – Darbi Krumpos and Colin Murphy of Trinity/ERD called in to the Meeting to discuss and update the Board and Management regarding this Project.
- Status modernization of elevators – Scheduled to start in August 2018 and be completed in September 2019. The interior cab committee made a recommendation to the Board regarding their selection of the interior cabs for all elevators. The Board unanimously approved their recommendation. Treasurer Kuhl will inform Elevator Consulting Services of these selections.
- Status of the replacement of the mid and high zone heat pump by Honeywell – Reported to be in process.
- Status of proposal for additional solar panels on the recreation deck and billing for monthly usage from Apparent – Management Executive Bouchie will seek an update from the vendor.
- Status of replacement of 4 hot water storage tanks by Doonwood Engineering – Completed.
- Status regarding hot water issue (luke warm water, water pulsating, hot water in toilets) several units in the building are experiencing – still researching a cause and solution to this issue – General Manager Anderson reported that he is still working on this complex project for a solution. Various units are being inspected to see where the problem lays.
- Pest control proposal – The Board unanimously approved a proposal from Hoxie at a cost of \$390 per month.
- Building and Grounds Committee - Director, Paula Tadaki gave a verbal report. No actions or motions resulted from this report.
- The Board discussion regarding the possibility of having a unit owner vote to change the By-Laws to change the requirement of seats on the Board specific to type of residential units and commercial spaces. The discussion was tabled to the next meeting. The Board discussed the possibility of having a unit owner vote to change the By-Laws to allow the Board to enter into a bulk service agreement for internet service for the residential units. The discussion was also tabled until the next meeting.

IX. NEW BUSINESS

None.

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

The next Board Meeting is scheduled for Wednesday May 2, 2018 at 5:00 PM in the clubhouse on the pool deck.

XI. ADJOURNMENT

The Meeting was adjourned at 7:28 PM.