

**IMPERIAL PLAZA  
WEDNESDAY APRIL 3, 2019  
BOARD OF DIRECTORS MEETING  
MINUTES**

**I. CALL TO ORDER**

Vice President, Michael Loke 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: Vice President, Michael Loke  
Treasurer, Mike Kuhl  
Director, William Kikuta  
Director, Paula Tadaki  
Director, Bernard Nunies  
Director, Kathy Dean  
Director, Gerald Chun

Excused: President, Randy King

By Invitation: John Bouchie, from Hawaiiana Management Company  
Tom Anderson, General Manager  
Giovanni Wozniak, Building Operations Manager  
Tina Yuen, Building Administrator

**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.

**III. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF MARCH 6, 2019**

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

**IV. REVIEW & APPROVAL OF FEBRUARY FINANCIAL REPORTS**

The financial reports were approved subject to audit.

**V. GENERAL MANAGER'S REPORT**

General Manager Tom Anderson 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.

**VI. UNFINISHED BUSINESS**

- Status of replacement of the Cooling Tower and the Air Handler – Contract will be signed over the next few days. Deposit of \$360,000 will be paid at that time.
- Status of building spalling, exterior painting, and window sealant – Work in progress. The Board approved the painting of one side of 54 columns in the garage at a cost of \$2800.
- Status of modernization of elevators and elevator issues – Work in progress.
- Additional solar panels on the recreation deck from Apparent – No update. Contract needs to be reviewed for start of 7 year period.

- Building and Grounds Committee – Verbal report by Director Tadaki.
- Trinity report on roof leaks – Trinity will be invited to next Board meeting to discuss the next phase of this work and to answer questions on the recently received construction management proposal.
- Parking contract – Completed and signed.

**VII. NEW BUSINESS**

- The Board unanimously approved a repair for the chiller from Heidi & Cooke totaling \$7025.

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

The next board meeting was not scheduled at this time.

**IX. EXECUTIVE SESSION**

None.

**X. ADJOURNMENT**

The meeting was adjourned at 6:40 p.m.