

**IMPERIAL PLAZA
WEDNESDAY, JULY 1, 2020
BOARD OF DIRECTORS MEETING VIA ZOOM
MINUTES**

CALL TO ORDER

Vice President, Mike Kuhl called the Imperial Plaza Board of Directors meeting to order at 5:00 p.m. The meeting was held via ZOOM conference. John Bouchie, Management Executive was Recording Secretary.

ESTABLISH A QUORUM

Members Present: Vice President, Mike Kuhl
Secretary, Kathy Dean
Director, William Kikuta
Director, Ronald Tran
Director, Rory Lee

Excused: President, Randy King
Director, Paula Tadaki

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

HOMEOWNER'S FORUM

A homeowner's forum was conducted.

APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JUNE 3, 2020

After minor correction the above noted minutes were unanimously approved.

REVIEW & APPROVAL OF MAY 2020 FINANCIAL REPORT

Following review, the above noted financial reports were unanimously approved subject to audit.

GENERAL MANGER'S REPORT

Giovanni Wozniak, General 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.

UNFINISHED BUSINESS

- Status of Cooling Tower and Air Handler replacement: FAA has shut down all offices in defense of the Virus and with the looming travel ban into and out of Canada. There is no clear schedule on this project proceeding.
- The Mid-zone Water Heater – reported to be working properly.
- Status of modernization of elevators and elevator issues & monitors – 100% completed.
- Committee: Building and Grounds report – A verbal report was given by General Manager. Proposals for gas line installation were unanimously tabled until the September 2020 meeting.
- High Risk Inspections - will start the inspections back up in July.

- Status of JPB Engineering work regarding Galleria Column Spall Repair – in progress.

NEW BUSINESS

- 2021 Operating and Reserve Budget – tabled until after a budget meeting.
- HBM increase proposals – The Board unanimously approved a \$1.00 per hour increase for contracted staff. Cost per month will be \$38,368.
- 2020 Insurance Renewal – estimate for renewal provided by Atlas Insurance. Insurance Associates has been asked to bid as well.
- Status of Brett Hill to replace 3 metal common area doors - 4th, and 5th floor doors have arrived on-island and will be arrive at the building next week.

DATE, TIME, AND PLACE OF NEXT BOARD MEETING

The next board meeting was scheduled for August 5, 2020 at 5 pm via ZOOM conference call.

EXECUTIVE SESSION

At 6:10 PM the Board voted unanimously to enter into Executive Session to discuss contract issues.

ADJOURNMENT

The meeting was adjourned at 6:30 PM.