

**IMPERIAL PLAZA
WEDNESDAY, APRIL 1, 2015
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 at the clubhouse on the pool deck. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

Members Present: President, Bernard Nunies
 Treasurer, Mike Kuhl
 Secretary, Rod Shapiro
 Director, Garrett Grace
 Director, William Kikuta
 Director, Thomas Haley

Excused: Vice President, Randy King
 Director, Paula Tadaki
 Director, Edwin Johnson

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management
 Donna Rabago, Administrative Assistant

Unit Owners Present: Isaac and Connie Smyth of unit 2202
 John and Pam Wood of unit 3002
 Gerald Chun of unit 2403
 Paulo Morla of unit 2905
 Katherine Dean of unit 1701
 Bill and Virginia Batiste of unit 3903

III. HOMEOWNER'S FORUM

At the time allotted, no unit owners addressed the Board.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF MARCH 4, 2015.

The Minutes of the above noted meeting was approved as written.

V. TREASURER'S REPORT - FEBRUARY 2015

General Manager Roy Bumgarner discussed the above financial reports which were prepared by Hawaiiana Management Company. By general consensus, the report was 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

General Manager, Roy Bumgarner presented a written and verbal 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 and proper installation of fire stopping material of the shared bathroom walls – It was reported that the contract for the bath fire safing has been forwarded to Carl Tom and Porter Construction for legal review. Porter has also been asked to prepare a preliminary schedule for Board review. Jennifer from Trinity/ERD will call both to follow up on the expected date for completion of the review. The bath fire safing drawings have been submitted to the city and county for permitting. Permits are expected within three to four weeks.
- Carpet selection for common area – The Board tabled the final selection being the vote of the 3 Directors not present at the meeting. Directors Thomas Haley, Rod Shapiro, and William Kikuta voted for the style Turkish. Directors Garrett Grace, Michael Kuhl, and Bernard Nunies voted for Urban Grid.
- Status of survey of unit owners in the Tower to see if there were enough interested owners to pursue the project of window replacement – It was reported that 11 have expressed interest so far at a cost of \$6500 per window. The survey due date is April 8, 2015.
- HBM proposal for installation of Armstrong Chiller Plant and status of General Manager Bumgarner obtaining bids to install tracking meters which the cost of the meters would be funded by Hawaii Energy – reported to be in progress.
- Status of consulting work by Trinity/ERD for piping investigation – General Management Bumgarner and Jennifer Stephan from Trinity/ERD discussed planning the piping investigation to coordinate with the first group of bath fire safing units so that Porter can assist with the piping access as needed and save the Board some money. This project continues to be in progress.
- Status of work by EDC for hot water controls – tabled.
- Status of placement of Goodwill containers at the building – reported to be installed and working well.
- Enterprise CarShare – The Board unanimously approved to continue to contract for a 3 month period and evaluate if it should continue after this period.
- Renovation request from unit 814 TH to replace the entry door to the unit – The request was unanimously approved by the Board contingent that a building permit is not required.
- Status of renting unit 1203 which is currently in the possession of the AOA due to a non-judicial foreclosure – It was reported that the lease stated 3-24-15, \$1800 plus electric, 6 month lease then month-to-month.

IX. NEW BUSINESS

- Unit 3903 requested to place artwork in the common area hall on the 39th floor. Such artwork would be purchased by them at their expense – The Board unanimously denied this request.
- Unit 2202 requested a new, larger television monitor be purchased for the clubhouse – This request was tabled until the next meeting.
- President Nunies discussed the upcoming building construction adjacent to The Imperial Plaza. Management Executive Bouchie was asked to contact Trinity/ERD to update a proposal for building exterior assessment to guard against damage to the building from neighboring construction projects.
- General Manager Bumgarner advised the Board he has been contacted by the City and County to gauge the interest of the Board about turning the park adjacent to the Building (and maintained by the AOA) into a dog walk park. The Board had additional questions regarding this matter and asked General Manager Bumgarner to contact the City for additional information.

X. EXECUTIVE SESSION

None.

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

The May 2015 Board of Directors meeting was scheduled for Thursday, May 14, 2015 at 5:00 p.m. in the clubhouse on the pool deck.

The June 2015 Board of Directors meeting was scheduled for Wednesday, June 10, 2015 at 5:00 p.m. in the clubhouse on the pool deck.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:55 p.m.