

**IMPERIAL PLAZA
THURSDAY, APRIL 7, 2016
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 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
 Director, Garrett Grace
 Director, Paula Tadaki
 Director, Thomas Haley

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management

Unit Owners Present: 2403 Gerald Chun
 3002 John & Pam Wood

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JANUARY 6, 2016 AND ANNUAL MEETING MINUTES OF MARCH 2, 2016

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

V. REVIEW & APPROVAL OF FEBRUARY 2016 FINANCIAL REPORTS

General Manager Roy Bumgarner discussed the above financial reports which were prepared by Hawaiiana Management Company. By general consensus, the reports were 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 report and a 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 new carpet installation and pad issue – Remainder of carpet on order. Completed sometime in May 2016.
- Status of consulting work by Trinity/ERD for piping investigation – Completed but tabled until next meeting.
- Status of the installation of the Townhouse air handler unit from Service Air Conditioning and Plumbing at a cost of \$22,758 – Completed.

- Status of Apparent PV Installation – Phase 1 & 2 completed.
- Status of installation by Honeywell for high zone booster pump replacement – Pump on Island, installation scheduled for May 2016.
- Status of the correspondence to Kawaihao Land Corporation requesting they repair and maintain a portion of Kawaihao Street fronting the entrance/exit of the parking garage – No response. Repair to street completed in-house.
- Status of plumbing issue with C111 and reimbursement to AOA for investigation costs – Presented to unit owner, cost \$10K. Give 15 days to reimburse AOA.
- Status of proposals to redo clubhouse roof – Bids reviewed. Tabled pending review of bids by Trinity/ERD.
- Status of the three month trial to allow a company called “Between Detailing” to offer detailing services to resident vehicles in the garage – Scheduled to start Monday, April 11, 2016.
- Sealmasters - Repair of 1213 lanai - Sealmasters to conduct a water test.
- The Board reviewed a request from unit 2202 to install natural barbeques on the recreation deck – The Board asked General Manager Bumgarner to investigate if permits are still issued for this type of project.
- Status of proposal to resolve drainage issue on 3701 lanai – Scheduled to start at the end of April 2016.

IX. NEW BUSINESS

- Proposals to install artificial lawn in front of tower – The Board reviewed three proposals. The Board unanimously approved the proposal from Lylawn using premium grade at a cost of \$20,345.
- Proposal to improve storm drainage in tower driveway - The Board asked General Manager Bumgarner to obtain a revised bid to have concrete removed with a stainless or galvanized grate.
- The Board asked Management Executive Bouchie to have a “high risk component” resolution created to be reviewed at the next board meeting.
- Responses from unit owners seeking a position on the Board for the vacant At-Large and Townhouse position – The Board reviewed letters of interest from Katherine Dean and Robert Iopa. All Directors present with the exception of Director Tadaki who opposed, voted to appoint Robert Iopa, unit owner of the 4th floor commercial space to the vacant At-Large position.

X. EXECUTIVE SESSION

At 6:15 p.m., the Board returned to New Business to vote on the issue noted in the last bullet point.

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

The next meeting of the Board of Directors was scheduled for 5:00 p.m. on Thursday, May 5, 2016 in the clubhouse at the pool.

XII. ADJOURNMENT

The meeting was adjourned at 6:29 p.m.