

**IMPERIAL PLAZA
WEDNESDAY, AUGUST 5, 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 at Hawaiiana Management Company, Conference Room C. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

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

Excused: Vice President, Randy King
 Director, Garrett Grace

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

Unit Owners Present: Pam and John Wood, 3002
 Isaac and Connie Smyth, 2202
 Scott and Yon Yi Curton, 3105
 Paulo Morla and Attila Pohlmann (guest), 2905

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted. Any actions or motions as a result of this homeowner's forum will appear under New Business or Unfinished Business.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JULY 1, 2015

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

V. TREASURER'S REPORT - JUNE 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

- 100 Innovations, Smartphone App – Up and running but bugs being ironed out.
- Status of new carpet installation – Scheduled for installation mid to end of September 2015.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – General Manager Roy is expecting additional communication from the City and County regarding this matter.
- Status of consulting work by Trinity/ERD for piping investigation – Will be investigated at the same time as the fire stopping repair project.
- Status of repair and proper installation of fire stopping material of the shared bathroom walls – Will commence shortly.
- 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 – No update.
- Status of deep cleaning of stone floor in the main lobby and townhouse lobby – scheduled to start at the end of August.

IX. NEW BUSINESS

- 2016 Operating Budget and Reserve Study - The Board reviewed the 2016 Operating Budget and Reserve Study. This Budget was prepared by Management Executive Bouchie of Hawaiiana Management, General Manager Roy Bumgarner, and reviewed by Treasurer Mike Kuhl. The Board unanimously approved the budget with a 2.5% increase in fees starting January 2016. The Board also unanimously approved a \$100,000 pay down of the existing bank loan with Bank of Hawaii.
- The Board unanimously approved to terminate the current contract with Otis Elevator which expires on November 30, 2015. The Board also unanimously approved to enter into a contract with Elevator Consulting Services to create a contract unique to The Imperial Plaza, send this out as a request for proposals to various elevator companies, do a tour of the elevator equipment with elevator companies, qualify the bids, present the bids to the Board, and oversee the signing of the contract. The cost of this service is \$7600.
- The Board unanimously approved a proposal from 808 Specialty Coatings to resurface walkways on the 8th, 10th, and 12th floors. A quartz epoxy system will be used. U.S. Polymer International products will be used on entire project. Total cost is \$16,492.14.

X. EXECUTIVE SESSION

None.

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

The next Board of Directors meeting is scheduled for Monday, August 31, 2015 at 5:00 p.m. at on the pool deck in the clubhouse.

XII. ADJOURNMENT

The meeting was adjourned at 7:07 p.m.