

**IMPERIAL PLAZA
MONDAY, AUGUST 31, 2015
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies called the Imperial Plaza Board of Directors meeting to order at 5:10 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 (arrived at 5:30 pm)
 Treasurer, Mike Kuhl
 Secretary, Rod Shapiro
 Director, William Kikuta
 Director, Paula Tadaki
 Director, Thomas Haley

Excused: Director, Garrett Grace

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

Unit Owners Present: 603 Jeannie Lee
 801 Dean Baldwin
 1204 Mi Ae Schneider
 1702 Chong Hwang
 2403 Gerald Chun
 3002 John & Pam Wood
 3005 Christina Ha (guest Andy Lee)
 3105 Scott & Yon Yi Curton
 3404 Sa Han Shon

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 AUGUST 5, 2015

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

V. TREASURER'S REPORT - JULY 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 – Reported to be up and running. Over 50 users at present.
- Status of new carpet installation – Scheduled for mid-September. May be pushed back due the fire stopping project.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – Update from the C&C provided by General Manager Bumgarner. The Board asked General Manager Bumgarner to inquire with the C&C if any contract regarding this park would be required to be signed by the Board if the fence was installed and the conversion to a dog park was done.
- Status of consulting work by Trinity/ERD for piping investigation – Will be done with the fire stopping project.
- Status of repair and proper installation of fire stopping material for the shared bathroom walls – In progress. Scheduling of units to be done by Porter Construction.
- 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 – The Board reviewed three (3) bids for the replacement of the Townhouse Air Handler Unit. The Board unanimously approved the lowest bid which was from Service Air Conditioning and Plumbing at a cost of \$22,758.
- Status of deep cleaning of stone floor in the main lobby and townhouse lobby – In progress.
- Status of re-bid elevator contract via consultant Elevator Consulting Services – In progress.
- Status of 808 Specialty Coatings to resurface walkways on the 8th, 10th, and 12th floors - scheduled for September 2015.
- Apparent PV Installation – The Board asked General Manager Bumgarner to review the cancellation clause in the contract and report back to the Board at the October 2015 meeting.

IX. NEW BUSINESS

- The Board unanimously approved to extend the recreation deck hours to 11 p.m. starting Memorial Day 2016 for a 6 week test on Fridays/Saturdays.
- The Board discussed the need to update the House Rules to reflect current statute regarding the disputes of fines. Fines must be paid first before they can be disputed or appealed. No action or motions resulted from this discussion. Tabled.

X. EXECUTIVE SESSION

Legal matters were discussed.

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

The next Board of Directors meeting is scheduled for Wednesday, October 7, 2015 at 5:00 p.m. at the pool deck in the clubhouse.

XII. ADJOURNMENT

The meeting was adjourned at 6:15 p.m.