

**IMPERIAL PLAZA
WEDNESDAY, AUGUST 6, 2014
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, 711 Kapiolani Boulevard. John Bouchie, Management Executive was Recording Secretary. President Nunies announced that Mike Kuhl has resigned from the Board.

II. ESTABLISH A QUORUM

Members Present: President, Bernard Nunies
 Secretary, Rod Shapiro (arrived at 5:25 p.m.)
 Director, Steven White
 Director, Garrett Grace
 Director, William Kikuta
 Director, Thomas Haley

Excused: Vice President, Randy King
 Director, Edwin Johnson

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

Unit Owner Present: Beatrice Pace, #3401

III. HOMEOWNER'S FORUM

Ms. Pace addressed the Board. She objected to the employees of the building being able to use guest parking at the property. President Nunies stated the Board will discuss her concern.

**IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF
MAY 7, 2014 AND JUNE 4, 2014**

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

V. TREASURER'S REPORT - MAY 2014 & JUNE 2014

General Manager, Roy Bumgarner and Management Executive Bouchie presented the reports noted above which were prepared by Hawaiiana Management Company. By general consensus the reports was approved subject to audit.

VI. MANAGEMENT EXECUTIVE REPORT

Management Executive, John Bouchie provided 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

- The Board unanimously approved a contract with Trinity/ERD for a shared bathroom shaft fire safing design and construction design services at a cost of \$18,980 plus a cost not to exceed 10% of the project cost.
- Status of Committee researching the appropriate carpet selection for common area carpet in the building and to make a recommendation to the Board – reported to be in progress.
- General Manager Bumgarner reported on the LED retrofit. This project is in progress.
- Status of the roof repair project with Commercial Roofing and Waterproofing Hawaii, Inc. – it was reported that the consulting contract is with Trinity/ERD. The anticipated start date on the roof repair is September 2014.
- Status of inquiry of the General Manager to consult with an architect for the property to comment on the proper installation of a lanai awning on the townhouse units – reported to be in progress.
- Status of the purchase of a fourth charcoal grill for the pool deck – completed and a variance for their use by the Honolulu Fire Department was granted.

IX. NEW BUSINESS

- 2015 Draft Operating and Reserve Budget – The Board reviewed a draft 2015 Budget prepared by Hawaiiiana Management and General Manager Bumgarner. The Budget reviewed by former Treasurer Kuhl with no revisions requested. The Board unanimously approved a 2.5% increase in fees for 2015.
- Proposals for 2014 Audit – The Board asked Management Executive Bouchie to obtain a bid from George Lam, CPA.
- Elite Security contract renewal – The Board unanimously approved a three year renewal of this contract with no increase.
- The Board asked General Manager Bumgarner to insert a survey poll in the next newsletter asking if unit owners would be interested in renting a locked space in a surf board rack on the property. General Manager Bumgarner will contact a nearby building to check the rental cost at this building and use this number as the cost in the survey poll.

- Director White made a motion that General Manager Bumgarner seek out other places/alternatives for the parking needs on the property for employees of the AOAO in order to lessen the impact on the existing guest space usage. The motion passed unanimously. The Board also agreed that private contractors doing work in individual units should not be allowed to use guest parking.

X. EXECUTIVE SESSION

No Executive Session was held.

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

The next Board of Directors meeting was scheduled for Thursday, September 11, 2014 at 5:00 p.m. in the clubhouse on the pool deck.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:55 p.m.