

**IMPERIAL PLAZA
WEDNESDAY, JANUARY 7, 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. President Nunies read a statement outlining how the homeowner's forum will be conducted and that unit owner participation during the meeting will be limited to observation only due to organizational issues and time constraints. 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
 Director, Steven White
 Director, William Kikuta
 Director, Thomas Haley
 Director, Paula Tadaki
 Director, Edwin Johnson
 Director, Garrett Grace

Excused: Vice President, Randy King
 Secretary, Rod Shapiro

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
 Paulo Morla of unit 2905

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF NOVEMBER 13, 2014

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

V. TREASURER'S REPORT - OCTOBER 2014 & NOVEMBER 2014

General Manager Roy Bumgarner discussed the October 2014 and November 2014 Financials 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 the consulting work for the repair and proper installation of fire stopping material of the shared bathroom walls – Trinity/ERD has scheduled bid walk with contractors for Thursday, January 8, 2015.
- Carpet selection for common area – The Board came to a consensus on a color scheme in order to give the committee direction for a resubmittal for consideration.
- Status of the roof repair project with Commercial Roofing and Waterproofing Hawaii - It was reported that this project is scheduled to be complete by January 20, 2015.
- Status of survey of unit owners in the Tower to see if there were enough interested owners to pursue the project of window replacement – Jennifer reported to Management Executive Bouchie that it would take an estimated order of 20 windows to bring the cost down to \$6,500 per window manufactured, shipped, removal of existing window, and new window installed. General Manager Bumgarner will create a comprehensive survey to gauge unit owner interest in the purchase of this type of windows.
- 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 – General Manager Bumgarner reported he is waiting for a proposal from Honeywell for the purchase and installation of these meters and also confirmation that the rebate will be covered by Hawaii Energy.
- Status of purchase and installation of 4 new bike racks to be placed in the garage for resident use – Reported to be complete.

IX. NEW BUSINESS

- Director White stated he would be resigning his position as a Director at the conclusion of this meeting.
- The Board asked General Manager Bumgarner to assist unit owner Pam Wood in researching the name of the ownership entity of the private streets and sidewalks adjacent to The Imperial Plaza.

X. EXECUTIVE SESSION

Short executive session was conducted to discuss legal matters.

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

The next Board of Directors meeting was not scheduled. The 2015 Annual Meeting of the Association of Apartment Owners of Imperial Plaza is scheduled to be held on February 4, 2015, Ward Centers (Kewalo Conference Room), 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814 at 5:30 p.m. (Registration at 5:00 p.m.).

XII. ADJOURNMENT

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