

**IMPERIAL PLAZA
WEDNESDAY JANUARY 6, 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
 Treasurer, Mike Kuhl
 Secretary, Rod Shapiro
 Director, William Kikuta
 Director, Thomas Haley
 Director, Paula Tadaki

Excused: Director, Garrett Grace
 Vice President, Randy King

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

Unit Owners Present: 2202 Isaac & Connie Smyth
 1701 Katherine Dean

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF NOVEMBER 4, 2015

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

V. TREASURER'S REPORT - OCTOBER 2015 AND NOVEMBER 2015

General Manager Roy Bumgarner discussed the above financial reports which was prepared by Hawaiiana Management Company. By general consensus, the report was approved subject to audit.

Treasurer, Mike Kuhl made a motion that due to excess funds of common area electricity collected in 2015, \$100,000 of operating funds be sent to Bank of Hawaii to pay down the existing bank loan. This motion was unanimously approved.

Treasurer, Mike Kuhl made a motion that due to excess funds of common area electricity collected in 2015, \$50,000 of operating funds be dispersed to unit owners based on their percentage of common interest (PCI) as outlined in the Master Deed. This motion was unanimously approved.

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 new carpet installation and pad issue – An alternative padding has been selected by the Board and is presently on order. Estimated time of delivery is 3 weeks. Carpet installation should begin in mid-February.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – General Manager Bumgarner is in discussion with the City regarding this matter. Tabled until next meeting.
- Status of consulting work by Trinity/ERD for piping investigation – Not complete and pending.
- Status of repair and proper installation of fire stopping material for the shared bathroom walls – Completed and paid.
- Status of the installation of the Townhouse air handler unit from Service Air Conditioning and Plumbing at a cost of \$22,758 – Deposit paid. Waiting for unit to arrive.
- Status of 808 Specialty Coatings to resurface walkways on the 8th, 10th, and 12th floors – Completed.
- Status of Apparent PV Installation – In progress. Anticipated construction to begin mid-January.
- Status of installation by Honeywell for high zone booster pump replacement - deposit paid. Waiting for unit to arrive.
- Status of Board approved \$2,000 for holiday decorations and \$1,000 to purchase a new artificial Christmas tree in January 2016 for future use – Completed.
- Status of General Manager Bumgarner's correspondence to the Merchant Committee to ask various questions regarding the posting of advertisements in the residential areas. The Board would like answers to these questions before considering approval to post such advertisements – All Directors present with the exception of Director Tadaki who opposed, voted not to allow or approve solicitation of any kind on the common area monitors or in the elevators.
- 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 – Their contract telephone was noted as 213-545-1710. General Manager Bumgarner stated he has emailed and mailed correspondence to this entity however, he has not received a response. The Board asked that certified mail correspondence be sent as well.

IX. NEW BUSINESS

None.

X. EXECUTIVE SESSION

A short executive session was conducted.

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

The Annual Meeting is scheduled for Monday, February 1, 2016 at 6:00 p.m. at Ward Warehouse 1050 Ala Moana Boulevard, 2nd Floor, Kewalo Conference Room.

XII. ADJOURNMENT

The meeting was adjourned at 6:20 p.m.