

**IMPERIAL PLAZA
THURSDAY, JULY 1, 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 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
 Vice President, Randy King
 Treasurer, Mike Kuhl
 Director, Edwin Johnson
 Director, William Kikuta
 Director, Paula Tadaki

Excused: Secretary, Rod Shapiro
 Director, Thomas Haley
 Director, Garrett Grace

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

Unit Owners Present: Gerald & Lina Chun of unit 2403
 Isaac & Connie Smyth of unit 2202
 John & Pam Wood of unit 3002

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 JUNE 10, 2015

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

V. TREASURER'S REPORT - MAY 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 – In progress and development. Will be available shortly.
- Status of new carpet installation – Deposit paid, carpet on order. Start date TBA.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – General Manager Bumgarner waiting for response from City regarding questions posed by the Board.
- Status of consulting work by Trinity/ERD for piping investigation – Will be done with the bathroom fire stopping repair project.
- Status of repair and proper installation of fire stopping material of the shared bathroom walls – Reported to be starting first week of August 2015.
- 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 – This project is on hold pending the funding of rebate money from Hawaii Energy.
- Lobby Stone Care was discussed and proposals reviewed – The Board unanimously approved a proposal in the amount of \$20,000 for a deep cleaning of the marble flooring in the main lobby and townhouse lobby.
- Building Impact and Protection Assessment proposal from Trinity/ERD – Tabled. General Management Bumgarner will ask Jennifer for the amount of lead time needed before ground-breaking of the 803 Project begins.
- The Board reviewed a proposal from Pacific Security Group to conduct a security audit of the property at a cost estimated between \$3,000 to \$5000. All Directors present, with the exception of Director Johnson who voted no, voted to table this proposal.

IX. NEW BUSINESS

- Kakaako Fitness Parking Request – All Directors present with the exception of Director Tadaki who voted no, voted not to send this request to rent parking spaces in the building to the merchants committee for consideration.
- Allianz Loss Prevention Report – The recent building inspection commissioned by the building insurance company was discussed by the Board. No motions resulted from this discussion.
- Director Johnson announced he will be resigning from the Board immediately after this meeting.

X. EXECUTIVE SESSION

A short executive session was conducted.

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

The August 2015 Board of Directors meeting is scheduled for Wednesday, August 5, 2015 at 5:00 p.m. at Hawaiiana Management Company.

XII. ADJOURNMENT

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