

**IMPERIAL PLAZA
THURSDAY, JULY 28, 2016
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies called the Imperial Plaza Board of Directors meeting to order at 5:01 p.m. The meeting was held at Hawaiiana Management Company, 711 Kapiolani Boulevard, Honolulu, Hawaii. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

Members Present: President, Bernard Nunies
 Treasurer, Mike Kuhl
 Secretary, Garrett Grace
 Director, William Kikuta
 Director, Paula Tadaki

Excused: Vice President, Randy King
 Director, Thomas Haley
 Director, Robert Iopa

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management
 John M. Rickel & Christy Rickel, The Rickel Law Firm

Unit Owners Present: 1701 Katherine Dean

III. HOMEOWNER'S FORUM

Unit owner present did not address the Board.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JUNE 1, 2016

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

V. REVIEW & APPROVAL OF MAY AND JUNE 2016 FINANCIAL REPORTS

General Manager Roy Bumgarner discussed the above financial reports which were prepared by Hawaiiana Management Company. By general consensus, the reports were 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 report and a 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 – Punch list items still outstanding. Hold the 10% retainage until complete.
- Status of Beachside Roofing to replace clubhouse roof – Scheduled to start 8-22-16.
- Status of repair of 1213 lanai – Work completed but still leaking. Management to contact Trinity/ERD for evaluation.
- Status of revised bid to have concrete removed with a stainless or galvanized grate – Board unanimously approved the proposal with revisions contingent that Sealmasters will commit to a cost not to exceed \$13,000.
- Proposal to remodel recreation deck restrooms – Tabled pending additional bids.

IX. NEW BUSINESS

- Status of Raynor Hawaii Overhead Doors, Inc. to replace the entire Waimanu roll up gate – On order.
- 2017 Operating and Reserve Budget – The Board approved the budget with a 3% increase
- 2015 Audit proposals – After reviewing three proposals, the Board unanimously approved the three year proposal from Dan Sullivan, CPA for \$3900 per year.
- Presentation by Attorney John Rickel of John Rickel Law Firm – The Board unanimously approved to give the next three collection cases to this law firm and to evaluate their performance before additional cases are forwarded.
- The Board reviewed correspondence from unit 3101. No action taken by the Board. General Manager Bumgarner will inform unit owner.
- The Board reviewed correspondence from unit C-124. Request is tabled pending additional information. General Manager Bumgarner will inform unit owner.
- Between Dealing requested a new allowed start time of 7:00 p.m. The Board unanimously agreed to leave this matter to the discretion of the General Manager.

X. EXECUTIVE SESSION

None.

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

The next meeting of the Board of Directors was scheduled for 5:00 p.m. on Wednesday, September 14, 2016 in the clubhouse at the pool.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 7:08 p.m.