

**IMPERIAL PLAZA  
THURSDAY, JUNE 10, 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  
                                  Treasurer, Mike Kuhl  
                                  Secretary, Rod Shapiro (arrived at 5:10 PM)  
                                  Director, William Kikuta  
                                  Director, Thomas Haley  
                                  Director, Paula Tadaki

Excused:                     Vice President, Randy King  
                                  Director, Edwin Johnson  
                                  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

**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 MAY 14, 2015**

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

**V. TREASURER'S REPORT - APRIL 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 – The Board unanimously approved a 4 year contract at \$480 plus \$50 sign-up fee for the creation of a smart app for building business.

- The Board approved the final cost of \$137,078.61 for the purchase and installation of carpet in the common areas.
- Unit 2202 requested a new, larger television monitor to be purchased for the clubhouse – no action taken by the Board.
- Turning the park adjacent to the Building (and maintained by the Association) into a dog walk park – (At May meeting and this meeting this issue was pending the City providing additional information to General Manager Bumgarner).
- Status of consulting work by Trinity/ERD for piping investigation – will be done in conjunction with the bathroom fire stopping project.
- Status of repair and proper installation of fire stopping material of the shared bathroom walls – this project will commence shortly.
- The Board unanimously voted to not pursue the issue of installing operable windows in any of the residential unit.
- 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.

**IX. NEW BUSINESS**

- The Board unanimously agreed to a temporary six month trial of allowing the clubhouse to be reserved on holidays. Reservations will not be accepted prior to 60 days of the holiday. 30 days prior to the holiday, a lottery will be conducted for those unit owners who wish to use the room on a holiday. The Board will consider changing the house rules accordingly if this temporary six month trial is to become permanent.
- Lobby Stone Care was discussed and proposals reviewed. This matter was tabled pending additional information to be obtained by the General Manager.
- The Board unanimously approved an advertisement flyer to be posted in the building from Kakaako Fitness detailing membership discounts for those residing at The Imperial Plaza.

**X. EXECUTIVE SESSION**

None.

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

The July 2015 Board of Directors meeting is scheduled for Wednesday, July 1, 2015 at 5:00 p.m. in the clubhouse on the pool deck.

**XII. ADJOURNMENT**

The meeting was adjourned at 5:55 p.m.