

**IMPERIAL PLAZA  
THURSDAY, JUNE 1, 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 in 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  
Secretary, Garrett Grace  
Director, William Kikuta  
Director, Thomas Haley  
Director, Paula Tadaki

Excused: Director, Robert Iopa

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

Unit Owners Present: 2403 Gerald Chun  
3002 John & Pam Wood  
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 MAY 5, 2016**

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

**V. REVIEW & APPROVAL OF APRIL 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 -- completion of the project is outstanding. Management Executive Bouchie will call for a meeting with the installer, manufacturer's representative, and General Manager Bumgarner.
- Status of consulting work by Trinity/ERD for piping investigation -- completed and report given to the Board.
- Status of installation by Honeywell for high zone booster pump replacement -- completed.
- Status of Beachside Roofing to replace clubhouse roof -- deposit paid, materials on order.
- Sealmasters -- Status of repair of 1213 lanai -- in progress
- Status of installation of artificial lawn in front of tower - completed
- Status of revised bid to have concrete removed with a stainless or galvanized grate -- tabled until next meeting
- Proposal to remodel recreation deck restrooms -- tabled until next meeting
- "High Risk Component" Resolution -- The Board reviewed comments sent in by unit owners regarding this Resolution. After minor changes, the Board unanimously adopted this Resolution. The Resolution will be mailed to all unit owners. The Board asked Management Executive Bouchie to correspond to all unit owners who sent in comments thanking them for doing so.

#### **IX. NEW BUSINESS**

- All Directors present with the exception of Secretary Grace who abstained voted to approve a proposal from Raynor Hawaii Overhead Doors, Inc. to replace the entire Waimanu roll up gate (excluding motor) at a cost of \$20,075.38.
- All Directors present with the exception of Director Tadaki who abstained, opposed a request from AdWalls who requested to renew a license to provide advertising in the garage.

#### **X. EXECUTIVE SESSION**

The Board discussed legal matters. At 6:35 PM the Board returned to Unfinished Business to vote on the last bullet point in that section.

#### **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, August 3, 2016 in the clubhouse at the pool.

#### **XII. ADJOURNMENT**

There being no further business the meeting was adjourned at 6:40 p.m.