

**IMPERIAL PLAZA
WEDNESDAY, MARCH 4, 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, William Kikuta
 Director, Thomas Haley
 Director, Paula Tadaki
 Director, Edwin Johnson

Excused: Director, Garrett Grace
 Secretary, Rod Shapiro

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management
 Donna Rabago, Administrative Assistant
 Garry Neavitt, Project Manager, Trinity/ERD

Unit Owners Present: Isaac and Connie Smyth of unit 2202
 John and Pam Wood of unit 3002
 Gerald Chun of unit 2403
 Paulo Morla of unit 2905

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JANUARY 7, 2015, THE ANNUAL MEETING OF HOMEOWNERS ON FEBRUARY 4, 2015, AND THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS ON FEBRUARY 4, 2015.

The Minutes of the above noted meetings were approved as written.

V. TREASURER'S REPORT - DECEMBER 2014, JANUARY 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

- Review of bids for repair and proper installation of fire stopping material of the shared bathroom walls – Garry Neavitt, Project Manager, Trinity/ERD presented and discussed the three bids received for this project. The Board unanimously approved Porter Construction at a cost of \$186,989 which was the lowest bid. The Board unanimously approved that General Manager Bumgarner could approve change orders up to \$5000. The Board unanimously appointed a construction committee consisting of Vice President King, Treasurer Kuhl, and Director Johnson who could approve change orders up to \$10,000 and Roy \$5,000.
- Carpet selection for common area – pending.
- Status of the roof repair project with Commercial Roofing and Waterproofing Hawaii – reported to be completed.
- Status of survey of unit owners in the Tower to see if there were enough interested owners to pursue the project of window replacement – Trinity/ERD reported to Management Executive Bouchie that it would take an estimated order of 20 windows to bring the cost down to \$6,500 per window manufactured, shipped, removal of existing window, and new window installed. General Manager Bumgarner will create a comprehensive survey to gauge unit owner interest in the purchase of this type of windows.
- 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 – pending.

IX. NEW BUSINESS

- Consulting proposal from Trinity/ERD for piping investigation – The Board unanimously approved this investigation proposal at a cost of \$11,250.
- The Board unanimously approved a proposal from EDC for hot water controls at a cost of \$5,632. This approval is contingent that the contractor has a Hawaii contractor license. General Manager Bumgarner to investigate.
- The Board unanimously approved the placement of Goodwill containers at the property as outlined in a proposal presented by General Manager Bumgarner at this Meeting.
- The Board reviewed a proposal from Enterprise CarShare. This proposal was tabled pending additional information.
- The Board reviewed a renovation request from unit 814 TH to replace the entry door to the unit. This request was tabled pending additional information.
- The Board unanimously approved the renting of unit 1203 which is currently in the possession of the AOAO due to a non-judicial foreclosure.

X. EXECUTIVE SESSION

A short Executive Session was conducted.

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

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

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.