

**IMPERIAL PLAZA
WEDNESDAY MARCH 2, 2016
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies called the Imperial Plaza Board of Directors meeting to order at 5:00 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
 Treasurer, Mike Kuhl
 Director, William Kikuta
 Director, Garrett Grace
 Director, Paula Tadaki

Excused: Vice President, Randy King
 Director, Thomas Haley

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

Unit Owners Present: 1701 Katherine Dean
 2403 Gerald Chun
 2905 Juan Paulo Morla

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JANUARY 6, 2016 AND ANNUAL MEETING MINUTES OF FEBRUARY 1, 2016

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

The Board unanimously voted to keep the same officers in place until the next annual meeting. The Board unanimously voted Garrett Grace to the office of Secretary.

V. REVIEW & APPROVAL OF DECEMBER 2015 & JANUARY 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 – Currently in progress. The Board unanimously approved a charge of \$6257 to install ¼ inch risers under the carpet at all residential door entrances and elevator entrances.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – No update. Tabled until next meeting.
- Status of consulting work by Trinity/ERD for piping investigation – Written report is in progress.
- Status of the installation of the Townhouse air handler unit from Service Air Conditioning and Plumbing at a cost of \$22,758 - In progress. Working with Porter Construction to provide appropriate access for installation.
- Status of Apparent PV Installation – In progress.
- Status of installation by Honeywell for high zone booster pump replacement – Pending arrival of equipment.
- Status of the correspondence to Kawaihao Land Corporation requesting they repair and maintain a portion of Kawaihao Street fronting the entrance/exit of the parking garage – No response to certified mail.
- Status of plumbing issue with C111 – Resolved. Invoice for investigation to be forwarded to unit owner.

IX. NEW BUSINESS

- CRW proposal to redo clubhouse roof – The Board reviewed this proposal and asked General Manager Bumgarner to obtain other bids.
- The Board unanimously approved the rubbish removal contract from Rolloffs Hawaii in the amount of \$3443.47 per month.
- The Board asked General Manager Bumgarner to notify all unit owners about the vacant positions on the Board (At-Large and Townhouse position) and asked if there is interest to join the Board. The notification will ask that a letter of interest along with a short bio be given to General Manager Bumgarner no later than Wednesday, April 6, 2016.
- The Board approval of a three month trial to allow a company called "Between Detailing" to offer detailing services to resident vehicles in the garage. The approval is pending the review of the vendor's certification of insurance by the AOA agent, Insurance Associates.
- The Board reviewed a proposal from Green Box Energy to install a hot water monitoring system in the building - This proposal was tabled indefinitely.
- The Board reviewed a request to repair a cosmetic issue (as outlined by Trinity/ERD) on the lanai of unit 2604/2704. The Board denied this request.
- General Manager Bumgarner stated he is waiting for a proposal from Sealmasters for the repair of the lanai of 1213.
- The Board reviewed a request from unit 2202 to install natural barbeques on the recreation deck. This was tabled until the next Board meeting.
- The Board reviewed a request from unit 2206 to address an air flow issue in their second bathroom. The Board unanimously denied this request.
- The Board reviewed a request from unit 3701 to address a drainage issue on their lanai. The Board asked General Manager Bumgarner to obtain a proposal to remedy this drainage issue.

X. EXECUTIVE SESSION

Legal matters were discussed.

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 Thursday, April 7, 2016 in the clubhouse at the pool.

XII. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.