

**IMPERIAL PLAZA
THURSDAY, MAY 5, 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, Thomas Haley
 Director, Robert Iopa

Excused: Vice President, Randy King
 Director, Garrett Grace
 Director, Paula Tadaki

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management

Unit Owners Present: 2403 Gerald Chun
 601 Mr. Kawakami

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF APRIL 7, 2016

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

V. REVIEW & APPROVAL OF MARCH 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 – in progress.
- Status of consulting work by Trinity/ERD for piping investigation – copy provided to Board for review
- Status of Apparent PV Installation – completed
- Status of installation by Honeywell for high zone booster pump replacement – Scheduled for installation on May 5 and 6
- Status of plumbing issue with C111 and reimbursement to AOA for investigation costs – Presented to unit owner, cost \$10K and paid in full.
- Status of proposals to redo clubhouse roof – After reviewing several bids, the Board unanimously approved a proposal from Beachside Roofing at a cost of \$59,944.
- Status of the three month trial to allow a company called “Between Detailing” to offer detailing services to resident vehicles in the garage – up and running.
- Sealmasters - Repair of 1213 lanai – in progress
- Status of General Manager Bumgarner to investigate if gas permits for barbeque grills are still issued – permits no longer issued
- Status of proposal to resolve drainage issue on 3701 lanai – completed
- Status of installation of artificial lawn in front of tower – currently being installed
- Status of revised bid to have concrete removed with a stainless or galvanized grate – General Manager Bumgarner to contact vendor for start date
- Status of a “high risk component” resolution created for Board review – The Board unanimously approved to send the resolution out of unit owners for comment with a 30 day deadline.

IX. NEW BUSINESS

- Proposal to remodel recreation deck restrooms – tabled pending a proposal from a designer to assist in this project

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, June 1, 2016 in the clubhouse at the pool.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 5:55 p.m.