

**IMPERIAL PLAZA  
THURSDAY, MAY 14, 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  
                                  Director, Garrett Grace  
                                  Director, William Kikuta  
                                  Director, Thomas Haley  
                                  Director, Paula Tadaki

Excused:                    Vice President, Randy King  
                                  Director, Edwin Johnson

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

Unit Owners Present:    Isaac and Connie Smyth of unit 2202  
                                  John and Pam Wood of unit 3002  
                                  Gerald 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 APRIL 1, 2015**

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

**V. TREASURER'S REPORT - MARCH 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**

- Status of repair and proper installation of fire stopping material of the shared bathroom walls – Contract has been signed by the Association and Porter Construction. A schedule for the project will be created shortly.
- Carpet selection for common area – All directors present, with the exception of Rod Shapiro and William Kikuta who voted to install the color “Turkish”, voted to install the color combination “Urban”. “Urban” had the majority vote and will be the carpet color installed. All directors present voted to install pad under the carpet tiles.
- Status of survey of unit owners in the Tower to see if there were enough interested owners to pursue the project of window replacement – It was reported that 23 unit owners have committed to purchase an awning type window in their unit at a cost of \$6,500. The Board asked Management Executive Bouchie to seek the opinion of the Association Attorney concerning certain questions raised at the meeting pertaining to this matter.
- 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 the availability of rebate money from Hawaii Energy.
- Status of consulting work by Trinity/ERD for piping investigation – will be done with the bathroom fire stopping project.
- Unit 2202 requested a new, larger television monitor to be purchased for the clubhouse – Tabled.
- Trinity/ERD to update a proposal for building exterior assessment to guard against damage to the building from neighboring construction projects – Presented to the Board. No action taken at this time.
- Turning the park adjacent to the Building (and maintained by the Association) into a dog walk park – Pending the City providing additional information to General Manager Bumgarner.

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

- 100 Innovations, Smartphone App. – Discussion regarding the creation of a smartphone app for The Imperial Plaza AOA business. The Board asked General Manager Bumgarner to obtain a copy of the contract with 100 Innovations for review.
- The Board reviewed a proposal from Dial Electric to install 24 new LED bollards on the recreation deck at a cost of about \$13,000 – Tabled pending addition options to be explored by General Manager Bumgarner.
- The Board reviewed correspondence from the unit owner of 703 requesting to include the ban of obnoxious and offensive odors to the House Rules – No action taken by the Board of Directors.
- The Board reviewed correspondence from the unit owner of 3002 regarding the possible installation of operable windows in the curtain wall – The Board will obtain a legal opinion.

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

A short executive session was held to discuss personnel matters.

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

The June 2015 Board of Directors meeting is scheduled for Wednesday, June 10, 2015 at 5:00 p.m. in the clubhouse on the pool deck.

#### **XII. ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.