

**IMPERIAL PLAZA
WEDNESDAY NOVEMBER 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 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 (left at 5:56 p.m.)
 Treasurer, Mike Kuhl
 Secretary, Rod Shapiro
 Director, William Kikuta
 Director, Garrett Grace

Excused: Director, Thomas Haley
 Director, Paula Tadaki

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiana Management
 Donna Rabago, Administrative Assistant
 Waioli Gonsalves, Elevator Consulting Company

Unit Owners Present: 3002 John & Pam Wood
 2701 Don Poole
 2602 Clement Chan
 1806 Aeduk Ko
 1706 David Vines
 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 OCTOBER 7, 2015

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

V. TREASURER'S REPORT - SEPTEMBER 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 new carpet installation – The carpet has arrived however, the wrong pad was shipped. The Board will review a sample of the pad shipped and decide if this pad is acceptable or wait until the pad ordered arrives for carpet installation.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – No update.
- Status of consulting work by Trinity/ERD for piping investigation – Currently in progress and being conducted at the same time as the bathroom safing project.
- Status of repair and proper installation of fire stopping material for the shared bathroom walls - Bath fire safing is on schedule. The bulk of the Tower units are scheduled to be completed by 11/12/15 and Townhomes by 11/24/15.
- Status of the Townhouse air handler unit from Service Air Conditioning and Plumbing at a cost of \$22,758 – Deposit paid, on order.
- Status of re-bid elevator contract via consultant Elevator Consulting Services – Four contractors attended the bid walk at the property. Only one contractor submitted the bid. Waioli from ECS presented the one bid received from ThyssenKrupp at this meeting. The Board unanimously approved this bid at a cost of \$5,164.09 per month including tax.
- Status of 808 Specialty Coatings to resurface walkways on the 8th, 10th, and 12th floors - Scheduled for Nov 9 to 13, 2015.
- Apparent PV Installation, Milton's letter regarding 14 days to cure breach of contract - Substantial response received and construction should begin shortly.
- Enterprise car rental – Originally the Board voted on a three month trial period. The Board now unanimously approved to continue this service indefinitely. The Board asked General Manager Bumgarner to ask Enterprise if they would be interested in keeping a car on-site in addition to the truck for rental by unit owners and tenants.

IX. NEW BUSINESS

- High zone booster pump replacement – The Board reviewed three proposals received. The Board unanimously approved the proposal from Honeywell at a cost of \$47,355.01.
- The Board approved \$2,000 for holiday decorations and \$1,000 to purchase a new artificial Christmas tree in January 2016 for future use.
- The Board asked General Manager Bumgarner to correspond to the Merchant Committee and ask various questions regarding the posting of advertisements in the residential areas. The Board would like answers to these questions before considering approval to post such advertisements.
- The unit owner of 1806 requested the AOA pay the insurance deductible of \$5,000 and reimburse him for his portion of damages due to a leak in the main a/c condensate line. The Board unanimously approved that since the leak was not due to negligence of the AOA, the owner would need to place an insurance claim with his own H06 policy. The earlier letter to the unit owner from Management Executive Bouchie would stand.
- The Board reviewed correspondence from the unit owner of 2604 requesting the AOA repair and maintain a portion of Kawiahao Street fronting the entrance/exit of the parking garage – Since the land is not owned by the AOA, the AOA is not able to repair it and take on the liability to do so. The Board asked General Manager Bumgarner to correspond to Kawiahao Land Corporation and request they make the repair.

X. EXECUTIVE SESSION

A short executive session was conducted.

XI. **DATE, TIME, AND PLACE OF NEXT BOARD MEETING** – There is no December 2015 board meeting. The next meeting was scheduled for Wednesday, January 6, 2016 at 5:00 p.m. in the clubhouse at the pool.

XII. **ADJOURNMENT**

The meeting was adjourned at 6:25 p.m.