

**IMPERIAL PLAZA
THURSDAY, NOVEMBER 13, 2014
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
Secretary, Rod Shapiro
Director, Steven White
Director, William Kikuta
Director, Thomas Haley
Director, Paula Tadaki
Director, Edwin Johnson

Excused: Vice President, Randy King
Director, Garrett Grace

By Invitation: Roy Bumgarner, General Manager
John Bouchie, Management Executive, Hawaiiana Management
Donna Rabago, Administrative Assistant
Garry Neavitt, Trinity/ERD
Jennifer Stephan, Trinity/ERD (via telephone)

Unit Owners Present: Isaac and Connie Smyth of unit 2202
Tootsie Kobelansky of unit 2206
Paulo Morla of unit 2905
John and Pam Wood of unit 3001
John and Kelly Whalen of unit 3604

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted

**IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF
OCTOBER 9, 2014**

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

V. TREASURER'S REPORT - SEPTEMBER 2014

General Manager Roy Bumgarner discussed the September 2014 Financials 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

- The representatives of Trinity/ERD updated the Board regarding the status of consulting work for the repair and proper installation of fire stopping material of the shared bathroom walls. The consulting aspect of this project is in progress and will be placed out to bid shortly to qualified contractors.
- Status of carpet selection for common area carpet. – The Board unanimously rejected the carpet selection submitted by the carpet committee. The Board decided to review all samples again and at the next Board Meeting they would come to a consensus on a color scheme in order to give the committee direction for a resubmittal for consideration.
- General Manager Bumgarner provided status on the LED retrofit – This was reported to be complete.
- Status of the roof repair project with Commercial Roofing and Waterproofing Hawaii, Inc. – Representatives from Trinity/ERD provided an update on this project. This project is in progress and on-going.
- A motion was set forth whether to allow the unit owner of 614 to install an awning over the lanai of this unit. The roll call vote resulted as follows:

Bernard Nunies	no
Steven White	no
William Kikuta	no
Rod Shapiro	no
Thomas Haley	abstain
Paula Tadaki	abstain
Edwin Johnson	yes

The vote resulted in not allowing the unit of 614 to install an awning

- Status of survey of unit owners in the Tower to see if there were enough interested owners to pursue the project of window replacement at a cost of \$10,600 per window and at sixteen or more windows at a reduced cost of \$8900 per window. – Jennifer Stephan from Trinity/ERD discussed why the cost of the windows was high. Later in the meeting when Jennifer was no longer on the

phone, the Board asked Management Executive Bouchie and General Manager Bumgarner to ask Jennifer how many windows would be needed to be ordered to get the price per window to \$6500 installed.

- HBM proposal for installation of Armstrong Chiller Plant - General Manager Bumgarner updated the Board on this project. He is working to obtain bids to install tracking meters which the cost of the meters would be funded by Hawaii Energy.
- Status of investigation by General Manager Bumgarner where additional racks could be installed appropriately and report back to the Board – The Board unanimously approved \$1700 to purchase 4 new bike racks to be placed in the garage for resident use.

IX. NEW BUSINESS

- The Board reviewed a request from the unit owner of 703 to investigate if the fire stopping material was installed correctly in their unit. They report they have cooking smells from a neighboring unit and believe the fire stopping was not installed correctly and is causing the smell to travel into their unit. The Board unanimously decided to do this investigate if the unit owner agreed to pay all associated costs of this investigation if the fire stopping proves to be installed correctly. General Manager Bumgarner will present this proposal to the unit owner.
- The Board reviewed a request from the unit owner of 622 to install an awning of their lanai. All directors present denied this request with the exception of Director Johnson who voted yes.
- The Board reviewed a request from the unit owner of 2206 requesting to enclose their lanai. All directors present denied this request.

X. EXECUTIVE SESSION

Short executive session was conducted to discuss legal and personnel matter.

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

The next Board of Directors meeting was scheduled for Wednesday, January 7, 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 7:16 p.m.