

**IMPERIAL PLAZA
WEDNESDAY OCTOBER 7, 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
 Treasurer, Mike Kuhl
 Secretary, Rod Shapiro
 Director, William Kikuta
 Director, Paula Tadaki

Excused: Director, Garrett Grace
 Director, Thomas Haley

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

Unit Owners Present: 801 Dean Baldwin
 1701 Katherine Dean
 2403 Gerald Chun
 3002 John & Pam Wood

III. HOMEOWNER'S FORUM

A short homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF AUGUST 31, 2015

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

V. TREASURER'S REPORT - August 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 – On order, installation schedule not set.
- Status of possibility of turning the park adjacent to the building (and maintained by the Association) into a dog walk park – Still awaiting a response from the City and Country regarding questions posed by the Board of Directors.
- Status of consulting work by Trinity/ERD for piping investigation – Will be completed with fire stopping renovation project being done.
- Status of repair and proper installation of fire stopping material for the shared bathroom walls – In progress.
- Status of the Townhouse Air Handler Unit from Service Air Conditioning and Plumbing at a cost of \$22,758 – In progress.
- Status of deep cleaning of stone floor in the main lobby and townhouse lobby – Completed.
- Status of re-bid elevator contract via consultant Elevator Consulting Services – In progress, bids are due to consultant on October 15, 2015.
- Status of 808 Specialty Coatings to resurface walkways on the 8th, 10th, and 12th floors – Scheduled for mid-October 2015.
- Apparent PV Installation – Status of the cancellation clause of the contract – The Board unanimously agreed to give vendor 15 days to show progress regarding this project.
- Status on proposal to install expansion joint cover on parking level 5B – The Board took no action regarding this proposal however, asked Management Executive Bouchie to correspond to the unit owner on their behalf. The Board would like to offer the unit owner with the noise concern with the option of paying the \$6,244 for the installation of the cover over the existing expansion joint.

IX. NEW BUSINESS

- The Board unanimously approved to suspend the mandatory check-in of guests entering the building.
- The Board reviewed correspondence from a unit owner requesting the Board to change the House Rules to include odors with cigarette smoke as a nuisance. This would be a House Rule Violation if smoke emanates from one unit and infiltrates to another. No action was taken by the Board concerning this request.
- The Board discussed allowing commercial unit owners and/or their tenants to advertise on the building monitors and newsletters. The Board unanimously voted to send this issue to the merchant's committee for disposition.

X. EXECUTIVE SESSION

Legal matters were discussed.

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

The next Board of Directors meeting is scheduled for Wednesday, November 4, 2015 at 5:00 pm at the pool deck in the clubhouse. The Annual Meeting of Unit Owners was tentatively set for Wednesday, February 3, 2016, Ward Warehouse, 1050 Ala Moana Boulevard, 2nd Floor, Kewalo Conference Room.

XII. ADJOURNMENT

The meeting was adjourned at 6:34 p.m.