

**IMPERIAL PLAZA
WEDNESDAY, FEBRUARY 5, 2020
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

Vice President, Michael Loke called the Imperial Plaza Board of Directors meeting to order at 5:00 p.m. The meeting was held on-site in the clubhouse on the pool deck. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

Members Present:

Vice President, Michael Loke
Treasurer, Mike Kuhl
Director, Gerald Chun
Director, William Kikuta
Director, Paula Tadaki

Excused: President, Randy King
Director, Kathy Dean

By Invitation: John Bouchie, from Hawaiiiana Management Company
Giovanni Wozniak, Resident Manager
Adam Kenney, Building Operations Manager
Tina Yuen, Building Administrator

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JANUARY 9, 2020

V. REVIEW & APPROVAL OF DECEMBER 2019 FINANCIAL REPORT

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

VI. GENERAL MANAGER'S REPORT

Giovanni Wozniak, General Manager, provided a written Report to the Board. Any actions or motions as a result of this report will appear under New Business or Unfinished Business.

VII. UNFINISHED BUSINESS

- Status report –Status of replacement of the Cooling Tower and the Air Handler - In process
- Status of modernization of elevators and elevator issues - in process
- Apparent contract issues – issue pending under attorney review
- Building and Grounds Committee – verbal report by Director Tadaki
- High Risk Inspections – Scheduled to start this month.
- Roof Renovation Process – no update

VIII. NEW BUSINESS

Bank loan – Management Executive Bouchie to work with President King to develop a consent form and cover letter for a 2.7M loan to fund the roof renovation project

The Board unanimously approved a proposal from Service Air Conditioning and Plumbing to remove and replace a section of pipe on the 5th floor at a cost of \$3158 plus tax

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

The next board meeting was not scheduled

X. EXECUTIVE SESSION

None

XI. ADJOURNMENT

The meeting was adjourned at 6:00 p.m