

**IMPERIAL PLAZA
WEDNESDAY, NOVEMBER 7, 2018
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 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
 Director, William Kikuta
 Director, Paula Tadaki
 Director, Thomas Haley

Excused: Director, Robert Iopa

By Invitation: John Bouchie, from Hawaiiana Management Company
 Tom Anderson, General Manager

HOMEOWNER'S FORUM

A short homeowner's forum was conducted. Any actions or motions as a result of this forum will appear under New Business or Unfinished Business.

III. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF OCTOBER 15, 2018

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

IV. REVIEW & APPROVAL OF SEPTEMBER 2018 FINANCIAL REPORTS

The financial reports were approved subject to audit.

V. 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 Tom Anderson provides a written Report to the Board. Any actions or motions as a result of this report will appear under New Business or Unfinished Business. The General Manager announced that an Operations Manager has been hired and will start in 3 weeks.

VIII. UNFINISHED BUSINESS

- Status of Elite Mechanical to replace the Cooling Tower and the Air Handler – Contract revisions, additions underway between AOA and vendor. Updated timeframe of project start to be obtained
- Status building spalling, exterior painting, and window sealant – in progress, no issues
- Status modernization of elevators – in progress, no issues

- Additional solar panels on the recreation deck from Apparent – installation of additional panels underway
- Building and Grounds Committee – verbal discussion regarding upgrades to pool deck. No motions resulted from this discussion
- Status of vote to change the make up of the seats on the Board to:

Three positions for Residential units
 Three positions for Commercial units
 Three positions for At-Large

Each position will be for three years.

Status of consent to include internet service in a bulk service agreement

DIRECTOR POSITIONS		WIRELESS INTERNET	
IN FAVOR	AGAINST	IN FAVOR	AGAINST
66.86	7.56	50.38	23.34

- Status of proposals to power wash the garage – proposals pending

IX. NEW BUSINESS

- Trash compactor bids – The Board reviewed 2 proposals. The Board unanimously approved the lowest proposal by All Hawaii Hydraulics at a cost of \$26,900

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

The next board meeting is scheduled for Wednesday, January 2, 2019 at 5:00 p.m. in the clubhouse on the pool deck. There will be no December 2018 meeting.

XI. EXECUTIVE SESSION

Personnel matters were discussed.

XII. ADJOURNMENT

The meeting was adjourned at 7:50 p.m.