

**IMPERIAL PLAZA
WEDNESDAY, JULY 5, 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
 Tom Anderson, General Manager

By Invitation: John Bouchie, from Hawaiiana Management Company

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 MAY 2, 2018

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

IV. REVIEW & APPROVAL OF APRIL, MAY, 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.

VIII. UNFINISHED BUSINESS

- Update on progress of replacement of Roof-Mounted Cooling Tower and Air Handler – installation date moved to January 2019
- Status building spalling, exterior painting, and window sealant – in progress. The Board unanimously approved a change order for Silicone caulking of window and door frames to concrete in the amount of \$17,200.00.
- Trinity Consulting – Building impact study status – initial study completed. Management Executive Bouchie was asked to inquire of Trinity/ERD if the study was provided to the Developer of 803 Waimalu.

- Status modernization of elevators – start date scheduled for August 20, 2019.
- Status of the replacement of the mid and high zone heat pump by Honeywell
- Status of proposal for additional solar panels on the recreation deck and billing for monthly usage from Apparent – The proposal is being reviewed by the Building and Grounds Committee. General Manager Anderson will ask Apparent if they need any special approval from the City and Country to cover parts of the pool deck.
- Status regarding hot water issue – work is in progress with Alaka'l Mechanical
- Building and Grounds Committee – Verbal report by Director Tadaki. Discussed elevator cab finishes and master plan for pool deck renovation. No actions for motions resulted from this verbal report
- 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.

Count as the meeting date was:

	DIRECTOR POSITIONS		WIRELESS INTERNET	
	IN FAVOR	AGAINST	IN FAVOR	AGAINST
TOTAL PERCENTAGE	34.77	4.67	27.44	12
TOTAL WRITTEN CONSENT	88	15	68	35

IX. NEW BUSINESS

- Attached is the Proposed House Rule Change for Electric Vehicle Charging – The Board reviewed a policy provided by Management Executive Bouchie. Issue was tabled pending additional review by the Board.
- The Board unanimously approved a document outlining how the deductible of the Master Policy Insurance is handled in the event of an insurance loss or a loss under the current deductible of \$5000. This document will be will mailed to all unit owners, made part of the House Rules, and placed on the AOA website.
- General Manager Anderson was asked to obtain a proposal to power wash the garage.

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

The next Board Meeting is scheduled for Wednesday August 1, 2018 at 5:00 PM in the clubhouse on the pool deck.

XI. Executive Session

Personnel Matters

XII. ADJOURNMENT

The Meeting was adjourned at 7:00 PM.