

**IMPERIAL PLAZA  
WEDNESDAY, AUGUST 1, 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 (left meeting at 6:25 PM)  
                                  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 JULY 5, 2018**

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

**IV. REVIEW & APPROVAL OF JUNE 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 – In progress. Bids are due 8-24-18.
- Status building spalling, exterior painting, and window sealant – In progress. Issues with contractor complying with contract discussed. Being addressed by Management and Trinity/ERD.
- Trinity Consulting – Building impact study status – The Board unanimously voted to sign a revised scope of work contract.

- Status modernization of elevators – The Board unanimously approved the final cab interior finishes. This will be communicated to the contract by Director Paula Tadaki. Work is scheduled to begin 9-24-18.
- Status of the replacement of the mid and high zone heat pump by Honeywell – Both have been replaced. General Manager is working with contractors to keep water temperatures constant.
- Status of proposal for additional solar panels on the recreation deck from Apparent – The Board requested that a few panels be installed in various areas so a visual of how they will look on the building will be evident.
- Status regarding hot water issue – Completed, issue resolved.
- Building and Grounds Committee – Verbal and written report presented by Director Tadaki. General Manager Anderson will review the Building Upkeep section and report back to the Board the best way to address these issues.
- 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
TOTAL PERCENTAGE	46.64	6.11	37.01	15.74
TOTAL WRITTEN CONSENT	122	18	95	45

A third mailing will be done this week to those who have not responded.

**IX. NEW BUSINESS**

- 2019 Operating and Reserve Budget – Management Executive Bouchie discussed the draft budget. The Board made minor changes and unanimously approved the budget with a 2.5% increase in fees.
- Proposed House Rule Change for Electric Vehicle Charging – The policy and criteria for a unit owner to install an electric charging station in their parking space was unanimously approved by the Board. It will be added to the House Rules Document.
- Status of proposal to power wash the garage – Tabled.
- Proposed additions/changes to House Rules:  
 Rentals – Page 11. Add in the language from page 16/17 of the declaration that prohibits transient rentals for any period less than 30 days – Unanimously approved by the Board.

(Management Executive Bouchie was asked to research if there was any local restriction to renting a unit less than 180 days)

Recreation Area – Page 13. We now do accept reservations for major holidays. This started this several years back on a trial basis, which has now become permanent. Language needs to be updated to reflect our current practice – Unanimously approved by the Board.

Swimming Pool – Page 14. Opening time of the pool was extended to 4:00 AM per a resident's request. This has been in place for several years. Language needs to be updated to reflect our current practice – Unanimously approved by the Board.

Rules for Remodeling and Upgrading – Page 17. The approval of remodel projects is at the authority of the Building and Grounds committee, and in their absence, the BOD. This is not our current practice as I have never been asked to approve a remodel in someone's unit. Either the language needs to be updated to our current practice, or we should be following the house rules on how projects are approved – Tabled. The General Manager was asked to create guidelines for review by the Board.

- The Board unanimously approved an addition expense beyond budget for the purchase of Tropitone pool deck furniture of \$10,500 from Orbit. Total cost with shipping is \$21,828.90.

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

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

**XI. EXECUTIVE SESSION**

Contract and legal matters were discussed.

**XII. ADJOURNMENT**

The Meeting was adjourned at 7:30 PM.