

**IMPERIAL PLAZA
TUESDAY, SEPTEMBER 18, 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
 Treasurer, Mike Kuhl
 Director, William Kikuta
 Director, Paula Tadaki
 Director, Thomas Haley

Excused: Vice President, Randy King
 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 AUGUST 1, 2018

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

IV. REVIEW & APPROVAL OF JULY 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

- After reviewing three bids, the Board unanimously approved the proposal from Elite Mechanical to replace the Cooling Tower and the Air Handler at a total of \$1,031,303. With consulting fees this project has a budgeted shortfall of \$436,197.
- Status building spalling, exterior painting, and window sealant – correctly in progress. Completion date in May 2019.
- Status modernization of elevators - Work is scheduled to begin 10-8-18.

- Status of proposal for additional solar panels on the recreation deck from Apparent – IStatus of having a few panels installed in various areas so a visual of how they will look on the building will be evident. – The sample panels are installed. No action taken by the Board at this meeting.
- Building and Grounds Committee – no 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:

	DIRECTOR POSITIONS		WIRELESS INTERNET	
	IN FAVOR	AGAINST	IN FAVOR	AGAINST
TOTAL PERCENTAGE	56.83	7.22	43.41	20.24
TOTAL WRITTEN CONSENT	145	22	108	58

IX. NEW BUSINESS

- Status of proposals to power wash the garage – Proposals being sought.
- Proposed addition/change to House Rules:
 Rules for Remodeling and Upgrading – The Board unanimously approved a revised policy. This revised policy will replace the policy in the current house rules. Unit owners will be notified of this revised policy.
- Status of delivery of Tropitone pool deck furniture Orbit – scheduled to be delivered next week.
- Insurance loss of August 2, 2018 and elevator repair – discussed. No action taken by the Board. This is cause the start of the elevator modernization project to be October 8, 2018 instead of September 24, 2018
- 2019 Annual Meeting – Thursday, February 7 at HMC 5:30 PM.
- The Board unanimously voted to create a special assessment of \$476,000 to cover the shortfall of \$436,197 for the Cooling Tower and Air Handler replacement project. \$20,000 additional funds to hire a building engineer in 2019, and \$20,000 in unexpected invoices encompassing repair to chiller pipes, chiller repair problems due to power surge knocking chillers off line during the last Hurricane Alert. This assessment can be paid in full by December 15, 2018 or be spread out over 12 equal payments due each month starting January 2019.

- The Board unanimously voted the damage loss is 2406 is an insurance matter between the Agent of the Master Policy and their own H06 Homeowner's policy. Management Executive Bouchie was asked to correspond to the unit owner on behalf of the Board.

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

The next Board Meeting is scheduled for Monday, October 15, 2018 at 5:00 PM in the clubhouse on the pool deck.

XI. EXECUTIVE SESSION

Legal and personnel matters were discussed. At 6:58 PM, the Board returned to New Business regarding the last two bullet points.

XII. ADJOURNMENT

The Meeting was adjourned at 7:20 PM.