

**IMPERIAL PLAZA
WEDNESDAY, JANUARY 11, 2017
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
 Director, William Kikuta
 Director, Paula Tadaki
 Director, Robert Iopa
 Director, Thomas Haley

Excused: Vice President, Randy King
 Treasurer, Mike Kuhl
 Secretary, Garrett Grace

By Invitation: Roy Bumgarner, General Manager
 John Bouchie, Management Executive, Hawaiiiana Management
 Donna Rabago, Administrative Assistant
 Former General Manager Roy Bumgarner
 Wade T. Mukai, Interface Carpet
 David Baker, Interface Carpet

Unit Owners present: 3704 Chris & Deborah Fail
 3703 Chrissy Tadaki
 3101 Glenn & Lydia Tsugawa
 2403 Gerald Chun
 1701 Katherine Dean

III. 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

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF NOVEMBER 19, 2016

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

V. REVIEW & APPROVAL OF OCTOBER & NOVEMBER 2016 FINANCIAL REPORTS

Management Executive Bouchie discussed the above financial reports which were prepared by Hawaiiiana Management Company. By general consensus, the reports were approved subject to audit.

VI. 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

Donna Rabago, Administrative Assistant presented 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

- Status of repair of 1213 lanai – in progress
- Proposal to remodel recreation deck restrooms – in progress
- Status of the replacement of the high zone heat pump by Honeywell – in progress
- Status Trinity/ERD consulting work regarding building spalling and exterior painting – the Board unanimously approved a proposal for consulting work to create specifications, send out bids to qualified contractors, do bid walks with contractors, accept bids, qualify the bids, present bids and make recommendations to the Board, and create a contract between the AOA and the selected contractor. Cost \$20,900 plus minor expenses.
- Proposal from Elevator Consulting Company to spec out and bid the modernization of all elevators in the building - the Board unanimously approved a proposal for consulting work to create specifications, send out bids to qualified contractors, do bid walks with contractors, accept bids, qualify the bids, present bids and make recommendations to the Board, and create a contract between the AOA and the selected contractor. Cost \$26,750 plus minor expenses.

IX. NEW BUSINESS

- Representative from Interface Carpet to discuss carpet and padding issue – The Board discussed options with Mr. Baker and Mr. Mukai to correct the carpet installation completed in the Building in 2016. The Board will take the matter into Executive Session to discuss among themselves as contract negotiation.
- Update on any application from the unit owner of unit C111 to install a sink inside his commercial unit. – This application has been withdrawn.
- The Board reviewed a request from the unit owner of C124 to install an additional compressor outside the rear of this unit. The Board did not approve this request pending additional information and design review by the Ryan K.S. Lambert, D. Arch. Assoc. Donna Rabago will advise the unit owner of what is needed to move forward with this request.
- The Board unanimously approved to offer Thomas Anderson, the position of General Manager. The Board asked Management Executive Bouchie to contact Mr. Anderson to convey this offer and approved package.

X. EXECUTIVE SESSION

Personnel and contract negotiation matters were discussed. At 8:25, the Board returned to New Business regarding the hiring of a new General Manager.

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

The next meeting of the Board of Directors was not scheduled.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 8:35 p.m.