

**IMPERIAL PLAZA  
WEDNESDAY, JANUARY 3, 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, Paula Tadaki  
                                  Director, William Kikuta

Excused:                     Director, Thomas Haley  
                                  Director, Robert Iopa

By Invitation:             John Bouchie, from Hawaiiana Management Company  
                                  Ryan Nagata, from Spectrum  
                                  Clint Kaneshiro and Jaydence Goya from Hawaiian Telcom  
                                  Kevin Agliam (present at meeting) and Jennifer Stephen (on  
                                  conference call) from Trinity/ERD

**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 8, 2017 AND SPECIAL BOARD OF DIRECTORS MEETING ON NOVEMBER 27, 2017**

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

**V. REVIEW & APPROVAL OF OCTOBER 2017 & NOVEMBER 2017 FINANCIAL REPORTS**

The above noted financial reports were unanimously 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**

None

**VIII. UNFINISHED BUSINESS**

- Update regarding modernization of elevators by Elevator Consulting Company – The Board unanimously approved a construction management proposal with Elevator Consulting Company in the amount of \$49,250.

The Board asked Management Executive Bouchie to add into the contract that any additional work beyond this amount (i.e.\$195.00 per hour as noted in Section B.3 of the contract) be pre-approved by the Board.

- Update regarding Trinity/ERD consulting work for building spalling, exterior painting, and window sealant – Kevin Agliam and Jennifer Stephen discussed the revised bids received from 2 contractors for this project. The Board unanimously approved the bid from Color Dynamics with a base bid of \$1,129,500. The Board also approved a separate contingency budget of \$50,000 for the rental of platform drops for quality control observation by Trinity/ERD be created.
- Update renovation of recreation deck restrooms – nearing completion. The Board asked that Management Executive Bouchie discuss some issues in the ladies room with General Manager Grayling
- Status of the replacement of the mid and high zone heat pump by Honeywell – it was reported that heat pumps should be delivered in a few weeks. Work will be scheduled once they arrive on-Island.
- Status of proposal for additional solar panels on the recreation deck and billing for monthly usage from Apparent – no update. Management Executive Bouchie to contact Apparent.
- Update on progress of replacement of Roof-Mounted Cooling Tower and Air Handler – in progress with Notkin Engineering.

#### **IX. NEW BUSINESS**

- Ratification of the replacement of 4 hot water storage tanks by Doonwood Engineering The Board unanimously approved the proposal totaling \$169,300.44. This cost does not include the removal and reinstallation of window glass to get the tanks into the mechanical room. This work will be done by a third party yet to be contracted
- Presentation of bulk service agreement proposal from Spectrum – Ryan Nagata of Spectrum gave a written and verbal presentation to the Board for a five (5) year agreement for bulk service for cable TV and/or cable TV and internet service.
- Presentation of bulk service agreement proposal from Hawaiian Telcom - Clint Kaneshiro and Jaydence Goya of Hawaiian Telcom gave a written and verbal presentation to the Board for a five (5) year agreement for bulk service for cable TV and/or cable TV and internet service.
- The Board unanimously agreed to consider the proposal from Hawaiian Telcom and asked Management Executive Bouchie to ask Hawaiian Telcom for modifications in the proposal.
- The Board unanimously approved to engage Attorney Tom Watts from Tom, Watts & Yoshida, LLP to represent the AOA in contract review for the upcoming projects which include, Bulk Service cable TV & Building Painting and Spalling, and replacement of Hot Water Storage Tanks (if needed)
- The Board asked Management Executive Bouchie follow-up with interim General Manager Greyling upon his return on Friday, January 5, 2018 regarding violations of the merchants regarding window signage, window coverage, and unapproved renovations.
- The Board asked Management Executive Bouchie follow-up with interim General Manager Greyling upon his return on Friday, January 5, 2018 regarding the hot water issue (luke warm water, water pulsating, hot water in toilets) several units in the building are experiencing.

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

The next Board Meeting is scheduled for March 7, 2018. The annual Meeting of unit owners is scheduled for February 8, 2018 at 5:30 PM at Hawaiiana Management Company

**XI. ADJOURNMENT**

There being no further business the Meeting was adjourned at 7:40 p.m.