

**IMPERIAL PLAZA
WEDNESDAY, JUNE 7, 2017
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies called the Imperial Plaza Board of Directors meeting to order at 5:04 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
Secretary, Garrett Grace
Treasurer, Mike Kuhl
Director, William Kikuta
Director, Paula Tadaki
Director, Thomas Haley

Excused: Vice President, Randy King
Director, Robert Iopa

By Invitation: Thomas Anderson, General Manager
John Bouchie, Management Executive, Hawaiiana Management

Unit Owners present: 622 Bee Leng Chua
819 Caroline Kishida
901 Katherine Percy
1004 Aeduk Ko
1012 Francis & Clara Morikawa
1211 Angeline Shum
1701 Kathy Dean
2201 Yang Ja Ko
2202 Thomas Yi
2206 John & Tootsie Kobelansky
2403 Gerald Chun
2406 Ron Schwalbaum
2503 Conrad & Susan Nonaka
2604 Walter Horikoshi
3002 John & Pam Wood
3101 Glenn & Lydia Tsugawa
3802 Debbie Park
3902 Gordon & Sonia Trimble

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 MAY 3, 2017

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

V. REVIEW & APPROVAL OF APRIL 2017 FINANCIAL REPORTS

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

Thomas Anderson, General Manager 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

- Proposal to remodel recreation deck restrooms – project will be taken over by General Manager. Bids to be obtained and presented to the Board.
- Status of the replacement of the high zone heat pump by Honeywell – Will arrive on-island June 20, 2017. Installation schedule to follow.
- Trinity/ERD consulting work regarding building spalling, exterior painting, and window sealant – Management Executive Bouchie will ask consultant to attend next Board of Directors meeting to give update and status
- Elevator Consulting Company (ECS) questions to Board - Management Executive Bouchie will ask consultant to attend next Board of Directors meeting to give update and status
- Update on Stand Pipe Repair by Porter Construction – reported to be in progress. Completion date pending until shipment date of FDC Manifold is known
- Window Sealant leaks – Board to discuss legal opinion in executive session
- Status of proposal for additional solar panels on the recreation deck – pending a proposal from Apparent.

IX. NEW BUSINESS

- Proposal for reserve study by Armstrong Consulting – The Board unanimously approved the proposal in the amount of \$6000
- Status of replacement of Cooling Tower & Tower Air Handler (consultant Quality Mechanical Design, LLC) – in process
- Status of installation of 3 Penair Intelliflo VS-SVRS pumps on the pool and install 3 bolt GE CFCI breakers by Blue Hawaii – Completed and rebate filed
- Non-judicial foreclosure notice from Hawaiiana Management - The Board unanimously voted to inquire of AOA attorney Milton Motooka if the recent ruling by the court effects any units taken by foreclosure action by the AOA.

X. EXECUTIVE SESSION

Legal matters were discussed

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

The next meeting of the Board of Directors was scheduled for Wednesday, July 11, 2017 at 5:00 p.m. in the clubhouse on the pool deck.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 6:54 p.m.