

**IMPERIAL PLAZA
WEDNESDAY, MARCH 9, 2017
BOARD OF DIRECTORS MEETING
MINUTES**

I. CALL TO ORDER

President Bernard Nunies called the Imperial Plaza Board of Directors meeting to order at 5:06 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
 Secretary, Garrett Grace

By Invitation: Thomas Anderson General Manager
 John Bouchie, Management Executive, Hawaiiana Management
 Donna Rabago, Administrative Assistant

Unit Owners present: 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 JANUARY 11, 2016, ANNUAL AND ORGANIZATIONAL MEETING OF FEBRUARY 1, 2017

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

V. REVIEW & APPROVAL OF DECEMBER 2016 AND JANUARY 2017

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

- Status of repair of 1213 lanai – completed. Waiting for a hard rain to see if the leak re-occurs
- Proposal to remodel recreation deck restrooms - tabled
- Status of the replacement of the high zone heat pump by Honeywell – will be shipped 5-19-17. Estimated time of completion is end of June 2017
- Status Trinity/ERD consulting work regarding building spalling and exterior painting – in progress
- Proposal from Elevator Consulting Company to spec out and bid the modernization of all elevators in the building – A motion was made by Treasurer, Mike Kuhl to form a committee of three Directors to review the specifications for the modernization and make recommendations before it is placed out to bid. Motion passed unanimously.
- Status – Re-carpet installation – scheduled to start Monday, March 13, 2017
- Update on Stand Pipe Repair – The Board unanimously approved a proposal from Porter Construction in the amount of \$24,572 for this repair
- Water Leak in Storage Tank #1- scheduled to be repaired on 3-27-17
- Window Sealant leaks – discussed. Additional information to be sent to AOA attorney to determine if the AOA or the unit owner is responsible for the cost of the repair/replacement of window seals for windows in their units.

IX. NEW BUSINESS

- Status of repair to garage cement wall and railing due to Single Car Accident in Garage 2/9/17 – will be paid by driver's insurance company
- Spending limit of General Manager – The Board agreed the limit is \$5000. The Board also gave discretion to the General Manager for change orders for repair budgets provided the Board and the managing agent is advised by email.
- The General Manager will contact Apparent and inquire the status of the billing of electric solar use by the AOA and the whereabouts of related reports. He will also inquire the status of a proposal for addition solar panels on the recreation deck.
- The General Manager will investigate an invoice from Otis Elevator for repair of the elevator they say is due to a power surge.

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 of Wednesday, April 4, 2017 at 5 PM in the clubhouse on the pool deck.

XII. ADJOURNMENT

There being no further business the meeting was adjourned at 6:40 p.m.

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