

**IMPERIAL PLAZA
WEDNESDAY, MAY 2, 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
Rollin Wakely, Trinity/ERD (*via phone conference*)

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 APRIL 4, 2018

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

IV. REVIEW & APPROVAL OF MARCH 2018 FINANCIAL REPORTS

The financial report was 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

- Update on progress of replacement of Roof-Mounted Cooling Tower and Air Handler – Management will seek an update from Michael Fujikawa and Keith Chan of Notkin Hawaii.
- Status building spalling, exterior painting, and window sealant – Verbal update by Rollin Wakely from Trinity/ERD.

- Trinity Consulting – Building impact study status – Meeting scheduled with Trinity/ERD and Developer for May 8, 2018.
- Status modernization of elevators – The Board finalized the selection of interior cab finishes. These selections will be communicated to Elevator Consulting Services by Treasurer Kuhl.
- Status of the replacement of the mid and high zone heat pump by Honeywell – In progress.
- Status of proposal for additional solar panels on the recreation deck and billing for monthly usage from Apparent – The Board reviewed a proposal for additional panels from Apparent. The proposal was referred to the Building and Grounds Committee.
- Status regarding hot water issue – A solution to this on-going issue is being researched.
- Building and Grounds Committee – Verbal report by Director, Paula Tadaki. The Board unanimously approved an expense of \$20,000 for pool furniture.
- The Board unanimously approved to conduct a 67% unit owner 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.

The Board approved to conduct a 67% unit owner vote to allow the Board of Directors to enter into a bulk service agreement for internet/wireless service for the residential units.

Management Executive Bouchie will contact the AOA Attorney to assist in preparing the consent form and amendment change wording.

IX. NEW BUSINESS

- Wong audit proposal renewal – The Board unanimously approved the renewal at a cost of \$4800.

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

The next Board Meeting is scheduled for Wednesday June 6, 2018 at 5:00 PM in the clubhouse on the pool deck.

XI. ADJOURNMENT

The Meeting was adjourned at 6:15 PM.