

**IMPERIAL PLAZA  
THURSDAY, NOVEMBER 17, 2016  
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  
                                 Secretary, Garrett Grace  
                                 Director, William Kikuta  
                                 Director, Paula Tadaki  
                                 Director, Thomas Haley

Excused:                      Vice President, Randy King  
                                 Director, Robert Iopa

By Invitation:              Roy Bumgarner, General Manager  
                                 John Bouchie, Management Executive, Hawaiiana Management

**III. HOMEOWNER'S FORUM**

A short homeowner's forum was conducted.

**IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF OCTOBER 5, 2016**

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

**V. REVIEW & APPROVAL OF SEPTEMBER 2016 FINANCIAL REPORTS**

General Manager Roy Bumgarner discussed the above financial reports which were prepared by Hawaiiana 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**

General Manager, Roy Bumgarner presented a written report and a verbal 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 Beachside Roofing to replace clubhouse roof – Completed. Vendor paid 100%
- Status of repair of 1213 lanai – In progress.
- Proposal to remodel recreation deck restrooms – Design being created.
- Cabana for the pool deck – No action taken.
- The Board reviewed three proposals to replace the high zone heat pumps. The Board unanimously approved a proposal from Honeywell at a cost of \$232,738.
- The Board unanimously approved a proposal from Trinity/ERD for consulting work regarding building spalling and exterior painting. This proposal totaled \$20,900.
- The Board asked Management Executive Bouchie to obtain a proposal from Elevator Consulting Company to spec out and bid the modernization of all elevators in the building.

**IX. NEW BUSINESS**

- The Board was given a verbal proposal from the owner of unit C111 to install a sink inside his commercial unit. The Board asked the unit owner to present additional information regarding this installation for their review in order for them to consider approval.

**X. EXECUTIVE SESSION**

Personnel matters were discussed.

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

The next meeting of the Board of Directors was scheduled for 5:00 p.m. on Wednesday, January 4, 2017 in the clubhouse at the pool.

**XII. ADJOURNMENT**

There being no further business the meeting was adjourned at 6:20 p.m.