

**IMPERIAL PLAZA  
WEDNESDAY, MAY 6, 2020  
BOARD OF DIRECTORS MEETING  
MINUTES**

**I. CALL TO ORDER**

President, Randy King called the Imperial Plaza Board of Directors meeting to order at 5:00 p.m. The meeting was held via ZOOM conference. John Bouchie, Management Executive was Recording Secretary.

**II. ESTABLISH A QUORUM**

Members Present: President, Randy King  
Vice President, Michael Loke (logged on at 5:18 pm)  
Treasurer, Mike Kuhl  
Director, Gerald Chun  
Director, William Kikuta  
Director, Kathy Dean  
Director, Paula Tadaki  
Director, Ronald Tran  
Director, Rory Lee

Excused: None

By Invitation: John Bouchie, from Hawaiiana Management Company  
Giovanni Wozniak, Resident Manager  
Tina Yuen, Building Administrator  
From Trinity/ERD:  
Darbi Krumpos  
Shawn Moseley  
Kris Powers

**III. GUEST SPEAKER: TRINITY/ERD ROOF RENOVATION**

For one hour and 20 minutes, representatives from Trinity/ERD discussed the roof renovation project and answered questions from unit owners on the conference.

**IV. HOMEOWNER'S FORUM**

A homeowner's forum was conducted.

**V. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF MARCH 3, 2020, ANNUAL MEETING AND ORGANIZATIONAL MEETING OF FEBRUARY 13, 2020**

After minor correction, via email and at this meeting, the above noted minutes were unanimously approved.

**VI. REVIEW & APPROVAL OF FEBRUARY 2020 AND MARCH 2020 FINANCIAL REPORT**

Following review, the above noted financial reports were unanimously approved subject to audit. Since it was unclear if the January 2020 financial reports were approved at the March 2020 meeting, the Board also unanimously approved this report as well.

**VII. GENERAL MANAGER'S REPORT**

Giovanni Wozniak, General Manager, provided 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 Cooling Tower and Air Handler replacement:**  
Latest update from Bergeman Group - FAA has shut down all offices in defense of the virus and with the looming travel ban into and out of Canada, there is no clear schedule for this project to proceed.
- **The Mid-zone Water Heater:** Three compressors have failed; these components produce the hot water that feeds floors 19-30. Service Air, our monthly service provider, has proceeded with ordering the replacement parts in the most expeditious manner possible. We were told that it may take approximately 3-4 weeks for these specialty compressors to arrive on-island. However, as of this meeting, it is believed the compressors will be on-island on Friday. The Board unanimously approved to expedite shipping from New York and the cost of overtime to install the compressors over the weekend. These costs were not known as of this meeting.
- **Status of modernization of elevators and elevator issues & monitors:** Passed State test. Remaining is training on the monitors. The Board unanimously approved to release the 10% retention of \$269K to Heidi & Cooke.
- **Committee:** Building and Grounds report – Verbal report from Director Tadaki. It was reported the gas line installation for the grills will be starting soon.
- **High Risk Inspections:** Inspections are temporarily postponed during the State stay at home orders. 45 units completed.
- **Loan consent:** It was reported that unit owners holding 60.86% of the percentage of common interest voted to approve the loan of \$2.7M to fund the roof project.

**IX. NEW BUSINESS**

- **Proposals for construction management of Galleria Column Spall Repair:**  
Tabled\_pending additional bids.
- **Status of Brett Hill to replace 3 metal common area doors:**  
These doors have been ordered directly from the manufacturer with a savings of \$1,709.39.

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

The next board meeting was scheduled for Wednesday, June 3, 2020 at 5 pm via ZOOM conference call.

**XI. EXECUTIVE SESSION**

An executive session was conducted to discuss legal matters.

**XII. ADJOURNMENT**

The meeting was adjourned at 7:45 pm.