

**IMPERIAL PLAZA
THURSDAY, JANUARY 9, 2020
BOARD OF DIRECTORS MEETING
AGENDA**

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 on-site in the clubhouse on the pool deck. John Bouchie, Management Executive was Recording Secretary.

II. ESTABLISH A QUORUM

Members Present: President, Randy King
 Vice President, Michael Loke
 Treasurer, Mike Kuhl
 Director, Kathy Dean
 Director, Gerald Chun

Excused: Director, William Kikuta
 Director, Paula Tadaki

By Invitation: John Bouchie, from Hawaiiiana Management Company
 Giovanni Wozniak, Resident Manager
 Adam Kenney, Building Operations Manager
 Tina Yuen, Building Administrator
 Shawn Moseley, Project Manager, Trinity/ERD

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF NOVEMBER 6, 2019

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

V. REVIEW & APPROVAL OF OCTOBER & NOVEMBER 2019 FINANCIAL REPORTS

The financial reports were approved subject to audit.

VI. 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.

VII. UNFINISHED BUSINESS

- Status report – Status of replacement of the Cooling Tower and the Air Handler – in progress.
- Status of building spalling, exterior painting, and window sealant – completed. Waiting on close-out package and warranty paper work.
- Status of modernization of elevators and elevator issues – near completion. Retention yet to be paid.
- Additional solar panels on the recreation deck from Apparent - issue is with AOAO Attorney.

- Building and Grounds Committee – President King gave a verbal report. The Board unanimously approved this project to continue in planning stages. Anticipating this will be done in three phases.
- Status of obtaining an energy audit – the audit has been conducted by Visionary EOS Hawaii. The Audit's lighting proposal was tabled until March or April board meeting.
- High Risk Inspections – A vote was taken, 4-1, All Directors present with the exception of Director Dean who opposed, approved the proposal from Brett Hill Associates to conduct high risk component inspection in all residential units in the building. Cost of inspection will be billed to the unit owner. Unit owner will have two weeks from the date of the inspection report to comply with the findings on the report. Unit owner may hire Brett Hill Associates to make corrections or a plumber of their choice. Evidence of compliance must be forwarded to Site Management.
- Shawn Moseley, Project Manager, Trinity/ERD gave a written presentation of the roof renovation process. Estimated cost ranges from \$2,200,000 to \$2,700,000. The Board asked Management Executive Bouchie to obtain proposals for a bank loan and to create a spreadsheet outlining a special assessment.

I. NEW BUSINESS

- Hawaiiiana Management Contract – The Board unanimously approved a two year contract with Hawaiiiana Management Company.
- Communication from Carl Tom, Esq. – The Board unanimously approved to continue using Carl Tom for all contract work for the AOA.
- Director Dean gave a verbal report on Community Development issues.
- The Board unanimously approved a Code of Conduct resolution for internal use by the Board.
- The Board unanimously approved a proposal with Trinity/ERD for consulting to investigate, create specifications for repair, and oversee the repair of the leaks in unit 3701. Cost \$2500. This does not include the cost of the contractor making the actual repairs.

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

The next board meeting was scheduled for Wednesday, February 5, 2020 at 5:00 p.m. in the clubhouse on the pool deck.

III. EXECUTIVE SESSION

None.

IV. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.