

**IMPERIAL PLAZA
MONDAY, OCTOBER 7, 2019
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 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, Paula Tadaki
 Director, Kathy Dean
 Director, Gerald Chun
 Director, William Kikuta

By Invitation: John Bouchie, from Hawaiiana Management Company
 Giovanni Wozniak, Building Operations Manager
 Tina Yuen, Building Administrator

III. HOMEOWNER'S FORUM

There were no unit owner's present.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF SEPTEMBER 4, 2019

The minutes of the above noted meetings were approved with minor correction

V. REVIEW & APPROVAL OF AUGUST 2019 FINANCIAL REPORT

The financial reports were approved subject to audit.

VI. GENERAL MANAGER'S REPORT

Giovanni Wozniak, Building Operations 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 – Roof leak project investigation Trinity/ERD – in progress
- Status of replacement of the Cooling Tower and the Air Handler – contract in negotiation. Should be ready for signatures this week
- Presentation by SP Parking regarding garage operation – tabled indefinitely. To be removed from the agenda.
- Status of building spalling, exterior painting, and window sealant – in progress
- Status of modernization of elevators and elevator issues – in progress

- Additional solar panels on the recreation deck from Apparent – contract being reviewed by AOA Attorney Milton Motooka
- Building and Grounds Committee – verbal report by Director Tadaki
- Status of replacement of Compressor on Chiller #1 – completed
- The Bergeman Group change in service agreement – tabled until next meeting

I. NEW BUSINESS

- Master Policy Insurance renewal – The Board unanimously approved to move the Master Policy Insurance coverage to Atlas Insurance as the agent. The Board approved the renewal proposal from Atlas Insurance for October 15, 2019 to October 14, 2020
- The Board unanimously approved to obtain an energy audit from Hawaii Energy
- The Board unanimously approved a proposal from LKL Construction to install a split A/C unit in the clubhouse on the pool deck. Cost is \$5445.02 including tax. Permit is not included

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

The next board meeting was scheduled for Wednesday, November 6, 2019 at 5:00 PM in the clubhouse on the pool deck.

III. EXECUTIVE SESSION

Personnel and legal matters were discuss

IV. ADJOURNMENT

The meeting was adjourned at 6:40 p.m.