

**IMPERIAL PLAZA
TUESDAY JULY 9, 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

Excused: Director, William Kikuta

By Invitation: John Bouchie, from Hawaiiana Management Company
 Tom Anderson, General Manager
 Giovanni Wozniak, Building Operations Manager
 Tina Yuen, Building Administrator
 Shawn Moseley, Project Manager – Trinity/ERD

III. HOMEOWNER'S FORUM

A homeowner's forum was conducted. Any actions or motions as a result of this forum will appear under New Business or Unfinished Business.

IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF JUNE 5, 2019

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

V. REVIEW & APPROVAL OF MAY 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. Shawn Moseley, Project Manager – Trinity/ERD provided a written and verbal report. The Board unanimously approved a cost of \$8943.89 from Porter Construction for drywall repair as part of this project. The Board unanimously voted to amend a previously approved contract with American-Bucher JV to cover the cost of the Bond. Total contract now \$47,268.

- Status of replacement of the Cooling Tower and the Air Handler – The Bergeman Group will be seeking other bids for this project.
- Presentation by SP Parking regarding garage operation – tabled until the next meeting.
- 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 to be reviewed by AOA Attorney. President King asked that the discussion be tabled until the next meeting to give him time to review the contract. He asked PM Bouchie to send the contract out to the Board members.
- Building and Grounds Committee - no report.
- Power Wash Garage - scheduled for last Sunday in July and first week in August. With a vote of 5-1, the Directors voted to fine unit owners who do not move their cars when required a \$200 per day fine plus the cost of the vendor to return to the property to power wash the parking space. Director Dean opposed.
- Contract dispute with Honeywell – The Board unanimously voted to move forward with arbitration with Honeywell for breach of contract.

VIII. NEW BUSINESS

The Board unanimously voted to add the following language to the condominium question document (RR105): *“Based on presentations and testings conducted by Trinity/ERD, the Board voted unanimously to complete a roofing renovation project in 2020-2021. The cost of this Project is estimated at \$2,000,000. Source of funding has not been determined.”*

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

The next board meeting was scheduled for Wednesday, July 31, 2019 at 5 p.m. in the clubhouse on the pool deck.

X. EXECUTIVE SESSION

Personnel and legal matters. At 7:20 p.m. the Board returned to Unfinished Business for the last bullet point noted.

XI. ADJOURNMENT

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