

**IMPERIAL PLAZA  
WEDNESDAY, MARCH 4, 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, Gerald Chun  
                                 Director, William Kikuta  
                                 Director, Kathy Dean  
                                 Director, Paula Tadaki  
                                 Director, Ronald Tran  
                                 Director, Rory Lee

Excused:                      None

By Invitation:              John Bouchie, from Hawaiiiana Management Company  
                                 Giovanni Wozniak, Resident Manager  
                                 Adam Kenney, Building Operations Manager  
                                 Tina Yuen, Building Administrator

**III. HOMEOWNER'S FORUM**

A homeowner's forum was conducted.

**IV. APPROVAL OF MINUTES OF THE BOARD OF DIRECTORS MEETING OF FEBRUARY 5, 2020, ANNUAL MEETING AND ORGANIZATIONAL MEETING OF FEBRUARY 13, 2020**

The Minutes of the February 5, 2020 Minutes were approved as written

**V. REVIEW & APPROVAL OF JANUARY 2020 FINANCIAL REPORT**

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

**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 process – The Project will now take place no earlier than May 2020 due to helicopter lift issues. Notification of revised schedule to unit owners regarding reduced air conditioning and hot water interruption will be sent out shortly
- Status of modernization of elevators and elevator issues – pending State inspections
- Building and Grounds Committee – Director Tadaki gave a verbal update. Unit owner town-hall type meeting scheduled for March 12, 2020

- High Risk Inspections – discussed. Ongoing
- Roof Renovation – no update
- Loan consent form and mailing – mailed. Deadline for return is March 31, 2020

**VIII. NEW BUSINESS**

- Proposal for construction management of Galleria Column Spall Repair. – Tabled pending an additional bid
- The Board unanimously approved a proposal from Brett Hill to replace 3 metal common area doors at a cost of \$9257. General Manager Wozniak was asked to negotiate a lower price from vendor if possible

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

The next board meeting was scheduled for Tuesday, March 31, 2020 at 5 PM in the clubhouse on the Pool Deck.

**X. EXECUTIVE SESSION**

The Board unanimously voted to enter into Executive Session at 6:45 PM to discuss legal issues

**XI. ADJOURNMENT**

The meeting was adjourned at 7:20 PM