

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE**

**January 28, 2025
6:00 P.M.**

CALL TO ORDER

Noting presence of quorum, President Padlock called the regularly scheduled board meeting to order at 6:00 pm.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Dennis Padlock, Secretary Craig Williams, Treasurer Trappeur Rahn, Director Kelly Brehm, Director Melanie King (left at 8:35 pm), Director Katherine Crosier, Director Eric Lockett (left at 8:01 pm), and Director Mark Russell

Members Absent: Vice-President Richard Baldwin

Also Present: General Manager, Walters Miranda; Hawaiiana Management Executive, Ed Au; Attorney, Christopher Goodwin, Vertical Hawaii, Jonathan Billings

Owner's Present: Unit 2809, Ray Gomez; Unit 3512, Colin Kau; Unit 2312, Gary & Melissa Ozaki; Unit 504, Stefanie Park; Unit 2703, Lezlie Ito.

OWNER'S FORUM: An owner asked regarding his past due maintenance fees and legal fees. Another owner discussed with the Board their lender's list.

APPROVAL OF MINUTES

1. Unanimous consent to approve the regular board meeting minutes held on December 17, 2024.
2. Unanimous consent to approve the executive session meeting minutes held on December 17, 2024.

SITE MANAGER'S REPORT

General Manager Miranda provided a verbal and written report, which will be kept on file for the Association's records.

TREASURER'S REPORT

Financial Statements: Financial statement for December 2024 was presented and filed, subject to audit.

BOARD OF GOVERNORS

President Padlock informed the Board that the Café has received a food establishment permit from the Department of Health.

UNFINISHED BUSINESS

- A. 401K: President Padlock informed the Board that they are waiting for final documents from Pension Services Corporation and Morgan Stanley.
- B. Front Entry Project: President Padlock informed the Board that Bora Inc. is finalizing the agreement.
- C. Plumbing Service Contract: Prior to submitting a plumbing service contract to the Association, A-1 Plumbing will do a stack clean out to understand condition of waste lines.
- D. Reserve Study: Jonathan Billings of Vertical Hawaii presented reserve study to the Board of Directors. WJE, Kent, AB&B were recommended to do evaluations of various components of the property.
- E. Tennis Court Light: Contract approved by Attorney Goodwin to proceed with Hawaiian Isle Electric.
- F. Corporate Transparency Act: Board informed that the Corporate Transparency Act is still on hold with no time frame to register.
- G. Insurance: It was moved (King) and seconded (Lockett) to have Marsh become the insurance Agent for the Association. Treasurer Rahn recused himself in order to avoid the appearance of any potential conflict of interest. Motion tabled.
- H. Insurance Appraisal: It was moved (Padlock) and seconded (Rahn) to have Insurance Associates conduct an appraisal of Honolulu Park Place. Motion carried unanimously.
- I. High Risk Inspections: Eight owners have not completed high risk inspection. Notice to comply will be posted on their doors.

NEW BUSINESS

- A. Elevator Maintenance Contract: It was moved (Padlock) and seconded (Brehm) to approve Elevator Maintenance Consulting Services Proposal dated January 14, 2025, from Elevator Consulting Services in the amount not to exceed \$5,000.00. Motion carried unanimously.

EXECUTIVE SESSION

By unanimous consent of all Directors present, President Padlock announced temporarily adjournment of the regular session to convene into executive session at 8:55 pm to discuss and vote upon matters concerning personnel, litigation in which the association is or may become involved, as necessary to protect the attorney-client privilege of the Association and/or to protect the interests of the association while negotiating contracts, leases, and other commercial transactions. There being no further business and hearing no objection, President Padlock adjourned the executive session at 9:11 pm to reconvene the regular session.

NEXT MEETING:

The next regular meeting, TBD.

ADJOURNMENT:

There being no further business and hearing no objections, President Padlock adjourned the meeting at 9:13 pm.

Ed Au
Recording Secretary