

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING OF AOA O HONOLULU PARK PLACE

April 30, 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 Kim, Director Eric Lockett and Director Mark Russell

Members Absent: Vice-President Richard Baldwin and Director Katherine Crosier

Invited Guests: General Manager, Walters Miranda; Hawaiiana Management Executive, Ed Au; Association Attorney, Christopher Goodwin

OWNERS FORUM:

Unit 2307 discussed with the Board the water leaks that have affected her unit and insurance matters related to this.

Unit 2508 discussed with the Board the incident where she had contributed to a “mess” in the elevator, getting charged \$100.00 cleaning fee, and is appealing this fee.

It was moved (Padlock) and seconded (Rahn) the change the cleaning fee to \$50.00. Motion failed.

It was moved (Padlock) to uphold the \$100.00 cleaning fee. Motion carried unanimously.

APPROVAL OF MINUTES

1. It was moved (Rahn) and seconded (Brehm) to Amend the Minutes of the Regular Board Meeting held on January 28, 2025, to be that Treasurer Rahn recused himself to avoid any appearance of a conflict of interest on the selection of Marsh as Honolulu Park Place’s Insurance Agent and Agent of Record. Majority in favor. Director Lockett abstained.
2. It was moved (Rahn) and seconded (Brehm) to remove Item A, Approval of the Minutes dated April 2, 2025 for the Minutes of the Regular Board Meeting. Motion carried unanimously.

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 statements for January and February 2025 were presented and filed, subject to audit.

BOARD OF GOVERNORS

Director Lockett informed those present that the Café is eager to expand. He emphasized to those present that increasing the number of visitors would play an important role in the Café’s growth.

UNFINISHED BUSINESS

- A. Front Entry Project: Director Brehm informed the Board that the tile color is to be reviewed and needs to verify if the door has been ordered.
- B. Insurance-Marsh: It was moved (Brehm) to move the tabled motion to the floor for Marsh to become agent of Record. Majority in favor. Secretary Williams opposed.
- C. Insurance-Agent of Record: It was moved (Lockett) and seconded (Russell) to appoint Marsh as Agent of Record. The majority voted in favor. President Padlock and Secretary Williams opposed.
- D. Tennis Court Lights: Deferred.
- E. Elevator Maintenance Contract: Deferred.
- F. 401K: Deferred.
- G. High Risk Inspections: Deferred.
- H. Hawaiiana Management Co. Ltd. Agreement Renegotiation-update: Attorney Goodwin discussed his proposed changes to the agreement. The Board will review and provide comments on the renegotiation.

NEW BUSINESS

- A. AHU (Air Handler Unit) Replacement 2nd Floor – Notkin Hawaii: It was moved (Padlock) and seconded (Lockett) to approve Notkin Hawaii Inc. engineering fee proposal for \$18,500.00 plus tax. Motion carried unanimously.
- B. Boiler: It was moved (Padlock) and seconded (Williams) to accept Waltz Engineering, Inc.'s proposal to replace boilers for a total of \$41,580.09. Motion carried unanimously.
- C. Treasurer: It was moved (Rahn) and seconded (Williams) to approve Treasurer Rahn to contact Association counsel regarding any matters related to the Treasurer's responsibility as defined by the Association's By-laws. Motion carried unanimously.
- D. President: President Padlock resigned as President effective immediately.
- E. Chair Pro Tem: It was moved (Rahn) to approve Director Brehm to chair the remainder of the meeting. 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 7:15 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 7:52 pm to reconvene the regular session.

NEXT MEETING:

ME Au to contact Vice-President Baldwin if he is available on June 4, 2025 or June 18, 2025.

ADJOURNMENT:

Meeting adjourned the meeting at 7:57 pm.

Ed Au
Recording Secretary