

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
September 29, 2025  
6:00 P.M.**

**CALL TO ORDER**

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

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: President Kelly Brehm, Secretary Craig Williams, Treasurer Trappeur Rahn, Directors Eric Lockett, Katherine Crosier, Mark Russell, and Dennis Padlock

Members Absent: Vice-President Richard Baldwin and Director Melanie King

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

Owner's Present: Unit 3512, Colin Kau; Unit 2703, Leslie Ito

**OWNER'S FORUM:** None.

**APPROVAL OF MINUTES**

1. August 25, 2025, Regular Meeting Minutes: Unanimous motion to approve regular meeting minutes held on August 25, 2025.

**SITE MANAGER'S REPORT**

General Manager Miranda provided a verbal and written report, which will be kept on file for the Association's records. It was moved (Brehm) and seconded (Rahn) to submit written report every quarter and verbal report at every meeting. Majority in favor. Director Padlock opposed.

**TREASURER'S REPORT**

Financial Statements: Unanimous motion to accept the July to August financial statement, subject to audit.

**BOARD OF GOVERNORS**

Director Lockett informed those present that there are no updates.

**UNFINISHED BUSINESS**

- A. Front Entry Project-Tile: President Brehm reported that the tiles are now being laid.
- B. Tennis Court Lights: Director Padlock reported that there are no updates.
- C. AHU (Air Handler Unit) Replacement-2<sup>nd</sup> Floor: Director Padlock reported there are no updates.

- D. Reserve Study: Attorney Goodwin and Mr. Billings discussed reserve study law contributions with the Board.
- E. 2026 Draft Budget: Unanimous motion based on the Finance Committee's recommendation following its review of Vertical Hawaii's Reserve Study and Hawaiiana Management's draft budget to approve the 2026 draft budget, including a 9.5% increase in maintenance fees.
- F. Fan Coils Units: The Board and GM Miranda to continue review various plans to replace fan coil units.

#### **NEW BUSINESS**

- A. Unit 3602: Not discussed.
- B. 2025 Christmas Party: Tentative date for the Christmas party is December 9, 2025. Vendors to be sought to provide food for the event.

#### **EXECUTIVE SESSION**

By unanimous consent of all Directors present, President Brehm announced temporarily adjournment of the regular session to convene into executive session at 7:25 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 Brehm adjourned the executive session at 7:30 pm to reconvene the regular session.

#### **NEXT MEETING:**

The next regular meeting is scheduled for October 29, 2025, at 6:00 pm, on site in person and via Zoom.

#### **ADJOURNMENT:**

There being no further business and hearing no objections, President Brehm adjourned the meeting at 7:30 pm.

Ed Au  
Recording Secretary