

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE**
October 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 Katherine Crosier, Mark Russell, and Dennis Padlock

Members Absent: Vice-President Richard Baldwin, Directors Eric Lockett, and Melanie King

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

Owner's Present: Unit 3802, Brian Uy; Unit 3512, Colin Kau; and Unit 2703, Leslie Ito

OWNER'S FORUM: Unit 3802 discussed adding pickle ball court to recreation deck and waiving deposit fee for Long House use.

APPROVAL OF MINUTES

1. September 29, 2025, Regular Meeting Minutes: Unanimous motion to approve regular meeting minutes held on September 29, 2025 with noted correction.

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: Unanimous motion to accept the September financial statement, subject to audit.

BOARD OF GOVERNORS

No updates.

UNFINISHED BUSINESS

- A. Front Entry Project-Tile: President Brehm reported 80% of the project is done and that vendor is waiting for drain to arrive on island.
- B. Tennis Court Lights: Director Padlock reported that they are still waiting for lights to arrive.

- C. AHU (Air Handler Unit) Replacement-2nd Floor: Director Padlock reported project is under electrical and mechanical review.
- D. Fan Coils Units: GM Miranda is waiting on third proposal.
- E. Unit 3602: It was moved (Padlock) and seconded (Rahn) to assess the deductible amount of \$30,520.54 to the owner of Unit 3602 due to water damage incident. President Brehm abstained. Majority in favor.

NEW BUSINESS

- A. Wabisabi conversion to Park Place Mini Mart: Ken Maeda discussed his plans with the Board for the café to become a convenience store. Mr. Maeda to discuss this project with Board of Governors.
- B. Pressure Reducing Valve: It was moved (Rahn) and seconded (Williams) to approve Continental Mechanical proposal to replace pressure reducing valve for \$12,146.59 Motion carried unanimously.
- C. Pool and Jacuzzi: GM Walt to request proposals for water proofing and specs for the pool and jacuzzi.

EXECUTIVE SESSION

By unanimous consent of all Directors present, President Brehm announced temporarily adjournment of the regular session to convene into executive session at 7:32 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 7:48 pm to reconvene the regular session.

NEXT MEETING:

The next regular meeting is scheduled for November 19, 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 7:58 pm.

Ed Au
Recording Secretary