

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
Monday March 28, 2022
6:00 P.M. VIA ZOOM TELECONFERENCE

CALL TO ORDER:

President Richard Baldwin called the meeting of the Board of Directors of Honolulu Park Place to order at 6:07 p.m.

ESTABLISH A QUORUM:

A quorum was established.

Members Present: Richard Baldwin, Dennis Padlock, Craig Williams, Trappeur Rahn, Kelly Brehm, Melanie King, Katherine Crosier, Eric Lockett and Mark Russell

Member Excused:

Present by Invitation: General Manager Miranda and Management Executive Richter, Hawaiiana Management Company.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Thursday January 13, 2022 regular Board of Director Meeting.

The Board, by general consensus, approved the minutes of Tuesday March 1, 2022 Annual Meeting of the AOA.

The Board, by general consensus, approved the minutes of Tuesday March 1, 2022 Organizational Meeting of the AOA.

The Board, by general consensus, approved the minutes of Thursday March 17, 2022 Special Meeting of the Board of Directors to Discuss Tolling Agreement and Other Encroachments.

The Board, by general consensus, approved the minutes of Thursday March 17, 2022 Executive Session Meeting.

GENERAL MANAGER'S REPORT:

GM Miranda provided a written and an oral report.

TREASURERS REPORT:

Treasurer Rahn provided a verbal and a written Treasurer's report. The December 2021, January and February 2022 financials were accepted subject to Audit

BOARD OF GOVERNERS:

The Board of Governors made an oral presentation. Topics discussed were:

- (1) Vice President Padlock reported to the Board of Directors that the Board of Governors would be meeting in the near future. The date and time is to be determined.
- (2) Board of Governors' Appointment of Two (2) Vacant Positions: On motion of President Baldwin, the Board unanimously approved appointing William Wang (#3609) and Eric Lockett (#2505) to the Board of Governors.

UNFINISHED BUSINESS:

- A. Cooling Towers: The project is all complete except the final walkthrough needs to be schedule. The final payment will be released once the walkthrough is completed and any punch list items are corrected.
- B. FrontSteps Web Site: The Board has decided to stay with the Basic web site. Director Crosier will be trained by Hawaiiana Management Company to be administrator of the web site.
- C. EV Chargers for Vehicles to be installed in four (4) Operation & Management Parking Stalls: On motion of Director Padlock with a second by President Baldwin, the Board voted to install two dual electric charges in the Operations and Maintenance parking stalls. Those voting "yes" were President Baldwin, Vice President Padlock, Secretary Williams, Director (s) Crosier, Lockett and Russell. Those voting "no" were Director(s) Brehm and King. Declaring conflict of interest was Treasurer Rahn. The motion passes.

NEW BUSINESS:

- A. WJE Waterproofing Leakage Investigation: The Board is in receipt of the waterproofing report done by WJE. The Board will establish a waterproofing committee who will consult with WJE regarding recommendations and estimates for each component in the report. These items will need to be incorporated into the reserve study for future years.
- B. Waterproof Leakage Committee: On motion of Treasurer Rahn with a second by Director Williams, the Board unanimously established a Waterproofing Committee naming Vice President Padlock as chairperson. Members of the Committee will include President Baldwin, Vice President Denis, Treasurer Rahn, Director Williams and General Manager Miranda.
- C. Café'-Status: This item has been defeered until the next Board of Director Meeting.
- D. Internet/TV Contract: This item has been defeered until the next Board of Director Meeting.
- E. Resurface Roof Top Proposal: On motion of Treasurer Rahn with a second by President Baldwin, the Board unanimously approved the proposal from MRC Roofing for \$172,000.

EXECUTIVE SESSION:

None

DATE AND TIME OF NEXT BOARD MEETING:

The next Regular Board of Directors Meeting TBA.

ADJOURNMENT:

There being no further business and no objections the Board unanimously voted to adjourn the meeting. The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Craig Richter
Recording Secretary

Approved

Craig Williams
Secretary