

**HONOLULU PARK PLACE
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 4 2020
6:00 P.M.**

ON SITE – LONGHOUSE AND VIA ZOOM

A G E N D A

- I. CALL TO ORDER – President Friedman called the meeting to order at 6:00 P.M.
- II. ESTABLISH A QUORUM – President Friedman; Vice President King (via Zoom); Treasurer Rahn and Directors Brehm, Trecker, Crosier (via Zoom) and Padlock attended.

MEMBERS EXCUSED

Secretary Williams; Director Baldwin

Present by Invitation - General Manager Miranda, Managing Agent Heiden and Association Counsel Christopher Goodwin (via Zoom).

The Board immediately established quorum and adjourned the regular meeting and convened an Executive Session.

III. EXECUTIVE SESSION

Hearing no objections President Friedman adjourned the regular meeting and entered an executive session at 6:02 p.m.

In the Executive Session, the Board discussed legal matters and heard an appeal for a waiver of legal fees by an owner.

After hearing the appeal and privately, after deliberation the appeal was unanimously denied. Management Executive Heiden was asked to contact the owner and convey that information.

Association Counsel Goodwin discussed legal issues with the Board and a six-month extension of the soon to expire Tolling Agreement with Honolulu Tower was unanimously approved.

The Executive Session adjourned at 6:44 p.m. and the regular meeting reconvened.

III. OWNERS' FORUM

There was no owners' forum.

- IV. APPROVAL OF MINUTES –The minutes of the August 13, 2020 Regular meeting of the Board of Directors were unanimously approved.

V. GENERAL MANAGER'S REPORT

General Manager Miranda provided a written and a verbal report.

VI. TREASURER'S REPORT – Treasurer Rahn provided a written and a verbal report to the September 2020 financial statement.

President Friedman moved to accept the 2021 Budget as presented to the Board and it was approved unanimously with a 5% maintenance fee increase for 2021.

VII. BOARD OF GOVERNORS

Board Chair Padlock announced that the Board had proposed an increase in rental fees for the Longhouse from \$25 to \$50. Director Trecker moved to accept the increase and the proposal was approved unanimously.

VI. UNFINISHED BUSINESS

A. Energy Efficiency Project/Heat Pump Update and Final Payment – Deferred

B. Cooling Tower Update – Director Padlock has contacted a company named Island Transformation to look into the cooling tower replacement..

C. Fan Coil Units – The costs of maintaining/changing out the fan coil units is reflected in the 2021 budget

D. Front Entrance Repair – Deferred

E. Security Desk – Costs for the re-design and renovation of the Security Desk and Security Desk area are reflected in the 2021 budget.

VII. NEW BUSINESS

A. Christmas Event – In lieu of a Christmas Party the Board unanimously agreed to provide each unit with 2 \$10.00 certificates to the Café to be used by _____.

B. Electrically Operated Doors – Safety – The Board authorized the formation of a Committee to look into a safer alternative than that that currently exists.

Director Padlock moved to adjourn the meeting at 7:55 p.m. Hearing no objections and by unanimous consent President Friedman adjourned the meeting at 8:02 p.m.

The Date and Time of the next meeting will be announced.

Respectfully submitted,
Tom Heiden
Recording Secretary

Approved
Craig Williams
Secretary