

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
WEDNESDAY, JANUARY 23, 2013
6:30 P.M., HONOLULU PARK PLACE-LONG HOUSE

CALL TO ORDER

President Enver Painter called the meeting of the Board of Directors of Honolulu Park Place to order at 6:31 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Enver Painter, Paul Daugherty, Jesse Souki, Eric Wong, Christine Ho, Doug Choy, Kevin Mulligan and Louanne Cossa

Member Excused: Rick Baldwin

Present by Invitation: Drew Camenson, General Manager, Honolulu Park Place
Bruce Howe, Hawaiiana Management Account Executive

APPROVAL OF MINUTES

The minutes of the December 5, 2012, regular Board of Directors Meeting were approved.

GENERAL MANAGER'S REPORT

The General Manager's report was distributed to the Board members and will be kept on file.

In addition, the following matters were discussed:

- A. Car Wash. Mr. Camenson noted that he has been expending an exorbitant amount of staff time repairing this 20 year old machine. He presented a proposal to replace the pump at a cost of \$4,072.25 or to replace the entire machine at a cost of \$7,894.00. Following discussion, Mr. Daugherty moved to accept the proposal from BG Specialty to replace the car wash machine for \$7,894.00. Mr. Choy seconded the motion which passed unanimously.
- B. Garage Gate Operator. Mr. Camenson explained that the machine which operates the gate arm secondarily controlling ingress and egress to the garage is having excessive repairs after 20 years of service. Following discussion, Mr. Daugherty moved to approve the proposal from CBS Electric to replace the machine at a cost of \$4,167.54. Mr. Souki seconded the motion which passed with Mr. Choy opposed and all others in favor.

- C. Ladies' Locker Room. Mr. Camenson discussed the locker room, which is insufficient to serve the residents in the manner of the other facilities of the building. Following discussion, he was requested to obtain proposals from several architects to upgrade the facility to more adequately represent the ambience and functionality of the property.

BOARD OF GOVERNORS

Mr. Daugherty reported that the December 12 Christmas party appeared to be a resounding success according to survey returns and verbal reports. He felt that the use of the additional seating and tables encouraged residents to linger longer and aided in the positive outcome of the party. He thanked the members of the Board of Governors for their hard work in making the party and the operation of the entity a great success during the year.

TREASURER'S REPORT

- A. Financial Report. Mr. Aranoff presented the financial reports for November and December 2012 which were accepted, subject to audit.
- B. Delinquencies. The details of the very few delinquencies were deferred to Executive Session.

UNFINISHED BUSINESS

- A. Beretania Fence. Following discussion, Mr. Camenson was requested to obtain the relevant drawings and documents and to invite David Knox to the next meeting in order to have sufficient information available to make a final decision on this matter.
- B. Lot Lines. Deferred.
- C. Storage Lockers. Deferred.

NEW BUSINESS

- A. Annual Meeting. Mr. Painter moved to approve up to \$800 for food and refreshments for the annual meeting. Mr. Daugherty seconded the motion which passed unanimously. Mr. Painter discussed issues from the last meeting.

Mr. Painter moved to allow questions of the candidates from the owners, allowing 20 minutes for the Q/A period and 1 minute per answer in order to maximize the opportunity, while keeping the process to a reasonable time line. Mr. Souki seconded the motion which passed unanimously. Mr. Painter and Mr. Howe will coordinate with Mr. Glanstein to integrate this into the standing rules approved at a prior meeting.

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EXECUTIVE SESSION

There was no Executive Session.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, February 27, 2013, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Bruce Howe
Recording Secretary

Approved

Louanne Cossa
Secretary