

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
WEDNESDAY, APRIL 12, 2012  
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 6:35 p.m.

ESTABLISH A QUORUM

A quorum was established.

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

Members Excused: None

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

OWNER'S CONCERNS

There was a concern expressed about an owner with a 1% fractional interest in a unit serving on the Board. Mr. Painter explained that the By-Laws allow any owner, no matter how small the fractional ownership interest, to serve on the Board if elected. Mr Goodwin pointed out that there is a procedure to amend the By-Laws if enough support can be garnered.

APPROVAL OF MINUTES

The minutes of the February 22, 2012, regular Board of Directors Meeting were approved and the minutes of the March 21, 2012 Annual and Organizational Meetings were corrected for the spelling of Jesse Souki's name and the Secretary's signature line on the Organizational Meeting.

EXECUTIVE SESSION

The Board entered Executive Session at 7:16 p.m. to discuss the arbitration demand from Wilson Lau. Following an extended discussion, the Board returned to Regular Session at 8:45 p.m.

A Litigation Committee consisting of Mr. Painter, Mr. Mulligan, Mr. Baldwin, Mr. Souki and Ms. Ho was appointed to manage any non-resolution/settlement issues in connection with the Wilson Lau/Clois Ching Arbitration demand. Mr. Goodwin was authorized to request that the matter be resolved by Mediation rather than Arbitration.

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:

Elevator Modernization: Mr. Camenson reported that the cross control board, which he negotiated at a reduced price, will be installed tomorrow to reduce the confusion being caused by having two different control systems concurrently in place during the modernization.

BOARD OF GOVERNORS

- A. Mr. Daugherty was appointed as Chair and was requested to appoint additional members to fill the vacant spots. He appointed Mr. Souki and said he had received expressions of interest from other owners and would provide a list at the next meeting.

TREASURER'S REPORT

- A. Financial Report. Mr. Painter provided abbreviated financial reports for February and March 2012, due to Mr. Aranoff's absence.
- B. Delinquencies. The details of the very few delinquencies were deferred to Executive Session at the end of the meeting.

UNFINISHED BUSINESS

- A. Storage Lockers. Prior to the meeting, the Board walked an area proposed as a possible area for storage of surfboards and kayaks. The matter was deferred for further discussion.
- B. Dry Standpipe. Mr. Baldwin moved to accept the proposal from Clean Sewer lines to re-route the portion of the one remaining pipe that does not hold pressure from underground to overhead in the garage at a cost of \$19,775 plus tax. Mr. Souki seconded the motion which passed unanimously.

NEW BUSINESS

- A. Code of Conduct. Mr. Painter distributed and discussed the Code, now entitled "Duties and Responsibilities of the Board of Directors of Honolulu Park Place", with the new Board members who embraced the concept of a document distilling Board duties, responsibilities and ethical considerations.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, May 23, 2012, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Bruce Howe  
Recording Secretary

Approved

Louanne Cossa  
Secretary