

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
WEDNESDAY, JUNE 26, 2013  
6:30 P.M., HONOLULU PARK PLACE-LONG HOUSE

CALL TO ORDER

President Kevin Mulligan called the meeting of the Board of Directors of Honolulu Park Place to order at 6:33 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Rick Baldwin, Jesse Souki, Eric Wong, Craig Williams, Richard Rahn, Kevin Mulligan, Christine Ho, Paul Daugherty and Louanne Cossa

Member Excused: None

Present by Invitation: Drew Camenson, General Manager, Honolulu Park Place  
Garry Belen, Facility Manager, Honolulu Park Place  
Bruce Howe, Hawaiiana Management Account Executive  
Nolan Pong, Gabe Sur and Jay Furukawa, Hawaiian Telcom

SUSPEND AGENDA

The agenda was suspended to allow a discussion with the representatives of Hawaiian Telcom regarding internet speed, especially in the WIFI areas of the property. Continuing support was pledged in dealing with any service issues. The Hawaiian Telcom representatives were excused following the discussion.

APPROVAL OF MINUTES

The minutes of the May 22, 2013, Board 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. Roof Recommendations. Mr. Camenson distributed copies of a report prepared by MRC Roofing at his request outlining items requiring maintenance to assure continued good performance of the roof system. Following discussion, Mr. Daugherty moved to approve the proposal for \$21,743 for the corrective measures. The motion passed unanimously.

BOARD OF GOVERNORS

Mr. Daugherty had no formal report but noted that the facility looks good and all equipment is working well.

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TREASURER'S REPORT

- A. Financial Report. Mr. Mulligan presented the financial reports for May 2013 which were accepted, subject to audit.
- B. Delinquencies. The details of the very few delinquencies were deferred to Executive Session.

UNFINISHED BUSINESS

- A. Ladies Locker Room. Ms. Cossa discussed the committee's interview and analysis of the proposals and recommended Michelle D'Amico's proposal. Mr. Daugherty moved to accept the proposal from Michelle D'Amico at a cost of \$5,235, including architectural, electrical and mechanical design. The motion passed unanimously.
- B. Elevator Noise/ Speed. Mr. Camenson noted that he has not received any complaints since the most recent timer modifications were made and that the speed approaches that specified in the contract. He recommended closing out the project as soon as a final payment figure is agreed upon.

NEW BUSINESS

- A. Tower Painting. Mr. Camenson presented three proposals and Mr. Belen discussed the project. Following the discussion, Mr. Daugherty moved to accept the proposal from Statewide at a total cost of approximately \$366,000 for labor and rigging. Honolulu Park Place will purchase and supply the paint.
- B. Fining for Infractions of House Rules. Mr. Mulligan reported that an amendment of the By-Laws is necessary to make any substantial modification to the rules on fining. This matter will be tabled until such time as other amendments are put before the owners for approval.
- C. E-Statements. Mr. Howe explained that Hawaiiana Management is making E-Statements available for Associations such as Honolulu Park Place which use submetering and send out monthly statements. This service is available on a voluntary plan for those owners who wish to avoid paper statements and saves the Association the cost of postage on those owners who opt into the program. Mr. Souki moved to make E-Statements available to the owners at Honolulu Park Place. Mr. Rahn seconded the motion which passed unanimously.

EXECUTIVE SESSION

The Board retired to Executive Session at 9:10 p.m. to discuss delinquencies and personnel.

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DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, July 24, 2013, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Bruce Howe  
Recording Secretary

Approved

Louanne Cossa  
Secretary