

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
WEDNESDAY, AUGUST 28, 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 6:30 p.m.

ESTABLISH A QUORUM

A quorum was established.

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

Member Excused: Richard Rahn

Present by Invitation: Drew Camenson, General Manager, Honolulu Park Place  
Garry Belen, Facility Manager, Honolulu Park Place  
Bruce Howe, Hawaiiana Management Account Executive  
Enver Painter, Unit #806

SUSPEND AGENDA-EXECUTIVE SESSION

The agenda was suspended at 6:31 p.m. to allow a discussion of legal issues with Mr. Painter. The Board returned to regular session at 6:55 p.m.

OWNER'S CONCERNS

Mr. Kwok, #1604, voiced his concern over erratic response times of the elevators. Randal Hashimoto, #4008, agreed with Mr. Kwok, requesting that management continue working on the problem.

Mr. Choy, #3107, requested permission to breed his dog and keep the puppies on site until they are weaned and adopted. The Board will take the matter under consideration (at later date) since it would ordinarily be prohibited by the House Rules.

APPROVAL OF MINUTES

The minutes of the July 24, 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.

BOARD OF GOVERNORS

Mr. Daugherty reported that the bowling alley is working well, pool etiquette needs to be highlighted in the newsletter and the red wall is still an issue for some on the Board of Governors. Ms. Cossa will ask the architect working on the women's locker room for any advice she may have on color while maintaining the integrity of the four walls which are currently painted to match as viewed from the exterior pool area.

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Mr. Daugherty also suggested considering the acquisition of another adaptive motion trainer, but the decision was deferred to determine the use patterns for all of the machines.

TREASURER'S REPORT

- A. Financial Report. Mr. Mulligan presented the financial reports for July 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. The architectural contract has been signed and work on the design plans has commenced.
- B. HPP/HT Tolling Agreement. Mr. Mulligan and Mr. Painter have met with the Board president from Honolulu Tower and are waiting for a response to their proposal.
- C. A/C Submetering. Mr. Howe has obtained a two-year history of the use in the two units which originally complained of high billings for several months in order to generate an average use for comparison purposes. Ms. Cossa noted that she may have others who experienced similar problems. She was requested to have them contact the office if they feel they have been overcharged.
- D. Beretania Fence. The new permit has been issued and requests for proposals have been sent to interested contractors.

NEW BUSINESS

- A. Tower Painting. Mr. Belen noted that work on the project has commenced. A small amount of spalling has been noted but it seems to be confined to leading edges of lanais and is not structural in nature.
- B. 2014 Budget. Mr. Howe submitted a draft to Mr. Aranoff who established a schedule for the review process. All interested Board members were invited to participate.
- C. Assessment of Insurance Deductibles (Units 2708 – 2308 05-15-13; Units 1607, 1407, & 807 05-07-13; units 2005, 1905, 1805 & 1705 03-28-12; Unit 1112 03-06-12. Owners of all the affected units were specifically invited to attend the meeting by letter. No owners attended. With respect to the owners of the units involved with the 2013 leaks during the vertical stack cleaning, Mr. Souki moved to assess the deductible amounts under the claims in question against those owners, pursuant to the provisions of HRS 514B 143(d) to be covered by their owner's policies loss assessment provisions, with any deductible amounts under those policies to be subject to reimbursement so that their repair costs are covered. Ms. Cossa seconded the motion which passed with Mr. Daugherty opposed.

With respect to unit 1112, from which a leak originated in 2012 from a toilet overflow, Mr. Souki moved to assess the deductible amount against the owner, with no reimbursement of any deductible. Ms. Cossa seconded the motion which passed unanimously.

- D. Booster Pumps. Mr. Belen presented several proposals. Mr. Daugherty moved to accept the proposal from Shaka Engineering to replace six domestic water booster pumps at a cost of \$117,717.23, including flow tests. Mr. Mulligan seconded the motion which passed unanimously.
- E. Manager's Office. Mr. Belen presented several proposals for carpet and furniture to refurbish the manager's office. Following discussion, Mr. Daugherty moved to approve up to \$12,000 for the project. Mr. Souki seconded the motion which passed unanimously.

#### EXECUTIVE SESSION

The Board retired to Executive Session at 9:08 p.m. to discuss delinquencies, contracts and personnel. The Board returned to regular session at 9:20 p.m.

Janice Churma, unit 1609, was appointed to fill the term of Christine Ho or until the next annual meeting.

#### DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, September 25, 2013, at 6:30 p.m. in the Longhouse.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 9:21 p.m.

Respectfully submitted,

Approved

Bruce Howe  
Recording Secretary

Louanne Cossa  
Secretary