

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
WEDNESDAY, SEPTEMBER 25, 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 6:35 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Rick Baldwin, Eric Wong, Richard Rahn, Kevin Mulligan, Paul Daugherty, Louanne Cossa, Janice Churma and Jesse Souki

Member Excused: Craig Williams

Present by Invitation: Garry Belen, General Manager, Honolulu Park Place  
Bruce Howe, Hawaiiana Management Account Executive  
Michael Aranoff, Treasurer, HPP

OWNER'S FORUM

Tanee Connally, unit 1802 inquired about expanding minutes to include more information. She was informed that the minutes are designed to memorialize the business decisions and actions of the Board. Other forums such as the newsletter are more appropriate as sources of information and most information is available in the office for owners to review, or the staff can provide answers to most of their questions.

Francis Ko, unit 4007, inquired about the budget for 2014 and suggested we use higher yielding investments. Mr. Aranoff explained that investments of condo funds are strictly controlled by State law and the types of trading he advocated are forbidden. The investment opportunities are basically Hawaii bank and credit union CD's and US government bonds less than ten year maturity.

Scott Weider, unit 3312, advocated acquiring AED's. It was explained that the concept had been debated previously and a decision had been made to reject the idea due to the closeness of the fire station and the potential for liability in case of misuse. President Mulligan indicated the concept will be reconsidered in the future.

Serena Tzeng, unit 1901, had questions about the budgeting process and the planned fence, both of which are agenda items and will be dealt with during the meeting.

Mimi Yoshikawa, unit 3908, praised the new staff configuration and requested that employees and Board members be featured in future newsletters so that the owners can get to know them better.

Garrick Lau, units 3201 and 3202, requested Board aid in accomplishing a documented combination of the two units, which were physically combined at the owner's request during development, but are listed and were conveyed as two units. He was requested to submit a written request accompanied by supporting documentation and the matter will be referred to the attorney for appropriate advice.

SUSPEND AGENDA-2014 BUDGET

The agenda was suspended to allow a discussion of the budget with Mr. Aranoff. Following an extended discussion, Ms. Cossa moved to approve the 2014 budget as presented with a 3% increase in maintenance fees. Mr. Mulligan seconded the motion, which passed unanimously.

TREASURER'S REPORT

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

APPROVAL OF MINUTES

The minutes of the August 28, 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.

Mr. Daugherty moved to increase the General Manager's spending limit from \$2,500 to \$5,000 without specific prior approval. Mr. Mulligan seconded the motion which passed unanimously.

BOARD OF GOVERNORS

Mr. Daugherty reported several deficiencies with specific machines in the gym that need attention. Ms. Cossa reported that the new menu for the restaurant has been well received. The lease is effective through July and hopefully the operation will be continued in the present configuration.

UNFINISHED BUSINESS

- A. Ladies Locker Room. The committee has been working with the designer and preliminary plans should be available prior to the next meeting.
- B. HPP/HT Tolling Agreement. Mr. Mulligan reported that Honolulu Towers had indicated approval of some of the concepts advocated, but only for a limited period. Discussions will continue.
- C. A/C Submetering. Mr. Belen noted that a meeting with Duffy Wright has been set for next Monday at 6:30 p.m. Any interested Board member or affected owner is welcome to attend.
- D. Beretania Fence. Mr. Belen presented three proposals for the fence and recommended the proposal from Shaka Engineering, a regular contractor for the Association. Mr. Souki moved to accept the proposal from Shaka Engineering at a cost of \$50,261.76. Mr. Rahn seconded the motion which passed unanimously.

NEW BUSINESS

- A. Tower Painting. Mr. Belen noted that work on the project is proceeding. He has switched from the original rigging contractor due to inadequate performance. A small amount of spalling continues to be found but it is still confined to leading edges of lanais and is not structural in nature.
- B. 2014 Budget. This was handled at the beginning of the meeting.
- C. Security / Enforcement of Rules. Mr. Belen noted that he has received negative responses from some owners for guards requiring the owners to escort their guests to the tennis courts as required by the club rules. Following discussion, the Board determined to publicize the rules regarding club access by guests and the reason for those rules in order to avoid future misunderstandings. He was requested to have security continue to enforce all rules as written, equally, fairly and with an even hand.
- D. Debit Card. Mr. Howe requested the Board to consider obtaining a debit card for Mr. Belen to use for Association purchases exceeding the \$600 in the petty cash fund. Mr. Camenson had used his own charge card and been reimbursed in similar situations, a practice Mr. Howe generally discourages. Mr. Daugherty moved to authorize a \$2,500 debit card for the General Manager's use for Association purchases. Mr. Mulligan seconded the motion which passed unanimously.

EXECUTIVE SESSION

The Board retired to Executive Session at 9:00 p.m. to discuss delinquencies, contracts and personnel. The Board returned to regular session at 9:20 p.m.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, October 23, 2013, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Approved

Bruce Howe  
Recording Secretary

Louanne Cossa  
Secretary