

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
WEDNESDAY, FEBRUARY 26, 2014
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: Richard Rahn, Kevin Mulligan, Louanne Cossa, Eric Wong, Janice Churma, Paul Daugherty, Craig Williams and Rick Baldwin

Member Excused: Jesse Souki

Present by Invitation: Garry Belen, General Manager, Honolulu Park Place
Christina Hom, Morgan Stanley, Finance Committee
Tom Heiden, Hawaiiana Management Account Executive

SUSPEND AGENDA

The agenda was suspended to allow Ms. Hom to present a report from the Finance Committee. A copy of her report is available in the manager's office and at Hawaiiana Management Co., Ltd.

VSI Solutions (Richard Miller, Dante Rice and Kyle Kagi) made a presentation for a chilled water plant upgrade to the Board. President Mulligan thanked the presentation team and informed them that the Board would not be making an immediate decision on this proposal.

OWNER'S FORUM

Mr. and Mrs. Grems (2406) expressed their frustration with the irregular Air Conditioning charges.

Randall Hashimoto (4008) had comments about the vinyl wall covering that was being installed and the appearance of the face board. The Board requested that General Manager Belen hold off on the carpet installation.

APPROVAL OF MINUTES

The minutes of the January 22, 2014, Board Meeting were approved.

GENERAL MANAGER'S REPORT

General Manager Belen provided a written and a verbal report. The written report will be kept on file.

BOARD OF GOVERNORS

Secretary Cossa provided a verbal report. She then moved that the couch in the fitness center be selectively repaired at a cost of \$8800. The motion was approved unanimously.

TREASURER'S REPORT

- A. Financial Report. President Mulligan presented the financial report for January 2014 which was accepted, subject to audit.
- B. Delinquencies. The details of the very few delinquencies were deferred to Executive Session.

UNFINISHED BUSINESS

- A. Ladies Locker Room. Ongoing. Director Rahm announced that he would be contacting Michelle from Diamico Design to discuss the Locker Room renovation.
- B. HPP/HT Tolling Agreement. Ongoing. President Mulligan and Management Executive Heiden.
- C. A/C Submetering. Ongoing. Management Executive Heiden is working on an analysis of this the sub metering situation at Honolulu Park Place and will provide a list of ideas and different approaches.
- D. Beretania Fence. The Fencing Project is complete and this item will be removed from the agenda.
- E. Tower Painting. The project continues on schedule with relatively little spalling encountered to date.

NEW BUSINESS

- A. Annual meeting – Remove from Agenda
- B. A/C Chiller Study – Management Executive Heiden has instructed Energy Industries to contact General Manager Belen, inspect the physical plant and provide a proposal.
- C. A/C Meter Reading Options – Open.
- D. Elevator Speeds – General Manager Belen will have a representative from Thyssen Elevator Company address the Board and discuss the rationale behind the selected elevator speeds for Honolulu Park Place.

EXECUTIVE SESSION

The Board retired to Executive Session at 8:23 p.m. to discuss delinquencies and personnel matters. The Board returned to regular session at ___ p.m.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, April 23, 2014, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at ___ p.m.

Respectfully submitted,

Approved

Tom Heiden
Recording Secretary

Louanne Cossa
Secretary