

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
WEDNESDAY, APRIL 23, 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, Eric Wong, Randall Hashimoto, Serena Tzeng, Jesse Souki

Member Excused: Craig Williams, Richard Baldwin, Paul Daugherty

Present by Invitation: Garry Belen, General Manager, Honolulu Park Place
Tom Heiden, Hawaiiana Management Account Executive
Chuck DeCoito, Thyssen Elevator Company

SUSPEND AGENDA

The agenda was suspended to allow Chuck DeCoito of Thyssen Elevator Company to lead a discussion about the Associations elevators and how they generally work.

OWNER'S FORUM

Mr. Hiroshi Kimura from Unit 4002 expressed his frustration with an unidentifiable "high pitched sound" that he heard in his unit at night. Elevator #3 is nearest to his unit. The Board requested that General manager Belen to work with Thyssen and adjust the elevator travel speeds and timing.

APPROVAL OF MINUTES

The minutes of the February 26, 2014, Board Meeting was unanimously approved.
The Minutes of the March 19, 2014 Annual Meeting were unanimously approved.
The Minutes of the March 19, 2014 Organizational Meeting were unanimously 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

None.

TREASURER'S REPORT

A. Financial Report. President Mulligan presented the financial reports for February and March 2014 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 Board voted unanimously to direct General manager Belen to provide all of the details of the D'Amico design Group agreement to Christopher Goodwin the Association's attorney so Mr. Goodwin could determine whether or not the Association could terminate the agreement for non-performance. If that is possible Mr. Goodwin will write a letter to that cancelling the agreement.
- B. HPP/HT Tolling Agreement. Remove this item from the Agenda..
- C. A/C Submetering. Defer and coordinate with an energy audit..
- D. Tower Painting. Ongoing with an estimated completion date of 4 to 6 weeks.
- E. Energy Industries Investment Grade Energy Audit proposal. Defer.
- F. Elevator Speeds. See Thyssen Elevator above.

NEW BUSINESS

A. Act 326. Management Executive Heiden provided an explanation of the new law.

Directors Tzeng and Wong left the meeting at 8:42 p.m.

EXECUTIVE SESSION

The Board retired to Executive Session at 8:42 p.m. to discuss personnel matters. The Board returned to regular session at 9:11 p.m.

In Executive Session the Board voted unanimously (Director Wong by Telephone) to allow General Manager Belen to Hire an Operations Manager at a gross salary not to exceed \$45,000 per year.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be held on Wednesday, June 25, 2014, at 6:30 p.m. in the Longhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Approved

Tom Heiden
Recording Secretary

Randall Hashimoto
Secretary