

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
THURSDAY, JUNE 24, 2015
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 6:42 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Richard Rahn, Kevin Mulligan, Craig Williams, Christine Trecker, Jesse Souki, Eric Wong(6:40 p.m.)

Member Excused: Directors Rick Baldwin and Serena Tzeng

Present by Invitation: Garry Belen, General Manager, Honolulu Park Place
Tom Heiden, Hawaiiana Management Account Executive
Brody McMurtry and Jose Pecchio, Johnson Controls

OWNERS' FORUM

Isaac and Gloria Acuna Unit 712

HOUSE RULES

Vice President Rahn motioned for the Board to adopt and approve a new House Rule that would be added to Section 4 of the Association's House Rules (COMMON AND LIMITED COMMON ELEMENTS). The motion stated: "***Vehicles must have their headlights on at all times while being operated anywhere in the parking garage, and may only travel in the direction indicated on driveway and ramp lane markers. Vehicles may not be operated in reverse while on parking garage ramps.***"

APPROVAL OF MINUTES

The minutes of the May 27, 2015, regular Board Meeting were unanimously approved.

GENERAL MANAGER'S REPORT

General Manager Belen provided a written and a verbal report.

BOARD OF GOVERNORS

There was no Board of Governors report.

TREASURER'S REPORT

- A. Financial Report. The financial report for May 2015 was unanimously approved.
- B. Delinquencies. The delinquency report was deferred to Executive Session.

UNFINISHED BUSINESS

- A. Chiller Replacement: Brody McMurtry and Jose Pecchio of Johnson Controls provided an efficiency presentation and answered Board questions in reference to the process of obtaining owner approval for the financing of the project. They also verbally confirmed for the Board that those items identified in their proposal for replacement were the items necessary for maximum efficiency with respect to energy savings.
- B. Meter Replacement: Director Souki motioned and Vice President Rahn seconded a motion to approve Director Trecker's recommendations for the format of the A/C portion of the billing statement. The motion was approved unanimously.

NEW BUSINESS

- A. Hot Water Upgrade – Ratification of e-mail vote: The Board unanimously approved an e-mail vote, taken between regular Board meetings, that would authorize an expenditure of approximately \$20,000 for Shaka Engineering to install appropriate equipment for hot water production and distribution to the Association Club.
- B. Conflict of Interest: Vice President Rahn chairs the legal Committee for chiller replacement matters and works with the Association's law firm Bays Lung Rose Holma in this matter. Bays Lung also represents the firm where Vice President Rahn works. After discussion the Board unanimously determined that there was no conflict of interest in this relationship.

EXECUTIVE SESSION

The Board adjourned into an Executive Session at 8:35 p.m. At 8:48 p.m. the Board reconvened their regular meeting.

In the Executive Session President Mulligan briefed the Board about a proposed settlement in an ongoing legal matter. The Association's insurance appointed legal counsel has recommended the Board accept the proposal. The Board unanimously approved acceptance of the proposal.

DATE AND TIME OF NEXT BOARD MEETING

The next regular meeting of the Board of Directors will be on July 22, 2015

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Approved

Tom Heiden
Recording Secretary

Serena Tzeng
Secretary