

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE

Thursday December 22, 2022

CALL TO ORDER:

President Baldwin called the regular Board of Directors meeting of the Honolulu Park Place to order at 6:30 P.M. on Zoom Teleconference. Management Executive Richter was recording secretary.

ESTABLISH A QUORUM:

A quorum was established.

Members Present: President Richard Baldwin, Vice President Dennis Padlock, Treasurer Trappeur Rahn, Director (s) Kelly Brehm, Katherine Crosier, Melanie King, Eric Lockett (Arr. 6:13 P.M. and Mark Russell

Member Excused: Secretary Craig Williams

Present by Invitation: General Manager Miranda and Management Executive Richter, Hawaiiana Management Company.

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Wednesday August 31, 2022 regular Board of Director Meeting.

The Board, by general consensus, approved the minutes of Friday October 14, 2022 special Board of Director meeting to discuss matters concerning the 2023 budget and contractual proposals.

The Board, by general consensus, approved the minutes of Friday October 14, 2022 Executive Session Meeting.

GENERAL MANAGER'S REPORT:

GM Miranda provided a written and an oral report. The report is on file in the on-site office.

TREASURERS REPORT:

Treasurer Rahn provided a verbal and a written Treasurer's report. The August, September, October and November 2022 financials accepted subject to Audit.

BOARD OF GOVERNERS:

The Board of Governors made an oral presentation. Topics discussed were:

- (1) No Report

UNFINISHED BUSINESS:

- A. A/C Sub Meters: This item deferred until the next Board of Director meeting.
- B. Written Consent to Sell & Buy GM Apartment: In "Favor" 45.38941% and "Oppose" 17.98588%. This item deferred until the next Board of Director meeting.

NEW BUSINESS:

- A. Honolulu Park Place Owned Unit (Executive Session):
- B. Front Entry Project: On motion of Treasurer Rahn with a second by Director Lockett, the Board unanimously accepted hiring Structural Engineer Andrew Stoupe for no more than \$4,500 to design front entry way.
- C. Eighth (8) Floor Water Proofing Project: On motion of Vice President Padlock with a second by Director Russell, the Board unanimously accepted the proposal from WJE for consulting services for localized expansion joint repairs at the recreation deck of Honolulu Park Place for \$14,300 inclusive of expenses. The cost does not include Hawaii General Excise Tax.
- D. General Manager Holiday Bonus (Executive Session):
- E. Resolutions to Allow Only Hawaiian Tel Contract: On motion of Vice President Padlock with a second by Director Lockett, the Board unanimously accepted to draft resolutions to allow only Hawaiian Tel contract.

EXECUTIVE SESSION:

At **6:45 P.M.**, President Baldwin called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts.

At **7:46 P.M.**, President Baldwin announced the meeting back in regular session.

DATE AND TIME OF NEXT BOARD MEETING:

The next Regular Board of Directors Meeting TBA.

ADJOURNMENT:

There being no further business and no objections the Board unanimously voted to adjourn the meeting. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Craig Richter
Recording Secretary

Approved

Craig Williams
Secretary