

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
October 16, 2024
6:00 P.M.**

CALL TO ORDER

Noting presence of quorum, President Padlock called the regularly scheduled board meeting to order at 6:00 pm.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President, Dennis Padlock; Secretary Craig Williams, Director Kelly Brehm, Director Katherine Crosier, and Director Mark Russell

Members Absent: Vice-President Richard Baldwin; Treasurer Trappeur Rahn; Director Eric Lockett; Director Melanie King

Also Present: General Manager, Walters Miranda, Attorney Christopher Shea Goodwin, and Hawaiiana Management Executive, Ed Au

Owner's Present: Unit 3512, Colin Kau; Unit 1212, Antonie Wurster

OWNER'S FORUM: Unit 3512 discussed with the BOD, the High-Risk Inspection results and if there will be any special assessment for insurance. Unit 1212 discussed maintenance fees with the BOD.

APPROVAL OF MINUTES

1. Unanimous consent to approve the meeting minutes of the regular board meeting held on September 4, 2024.
2. Unanimous consent to approve the meeting minutes of the Executive Session minutes held on September 4, 2024.

SITE MANAGER'S REPORT

General Manager Miranda provided a verbal and written report, which will be kept on file for the Association's records.

TREASURER'S REPORT

Financial Statements: Review of financial statements for August was deferred until the next meeting.

BOARD OF GOVERNORS

HI Sky International Café: President Padlock informed the Board, that the Café is waiting for an electrician to complete work and is working with the Health Inspector on equipment installation.

UNFINISHED BUSINESS

1. Hawaii Energy Systems Sub Metering Project: President Padlock informed the Board that equipment has been installed and that rates will be adjusted in the December billing.
2. High Risk Component Committee: President Padlock informed the Board that 414 inspections have been completed and 23 owners did not comply with inspection.
3. Front Entry Project: Director Brehm informed the Board that the permit was received on October 7, 2024. It was moved (Brehm) and seconded (Padlock) to approve a maximum expenditure of \$5,000.00 for additional work for the front entry project. The motion passed with unanimous consent.
4. Reserve Study: President Padlock informed the Board that the reserve study is complete, and the report will be presented to the Board early next year.
5. Tennis Court Lights: President Padlock informed the Board that October 24, 2024, is the new deadline for submission of proposals, due to vendors needing questions answered regarding the project.

NEW BUSINESS

1. Christmas Committee: Consisting of Director Katherine Crosier, Director Brehm, and Director Russell.

EXECUTIVE SESSION

President Padlock temporarily adjourned the regular session to convene executive session 6:31 pm to discuss personnel, delinquency, legal and contractual matters. There being no further business and hearing no objection, President Padlock adjourned the executive session at 7:26 pm to reconvene the regular session.

NEXT MEETING:

The next meeting is November 6, 2024 at 6:00 pm.

ADJOURNMENT:

There being no further business and hearing no objections, President Padlock adjourned the meeting at 7:29 pm.

Ed Au
Recording Secretary