

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
November 6, 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, Treasurer Trappeur Rahn, Director Kelly Brehm, Director Katherine Crosier, and Director Mark Russell

Members Absent: Vice-President Richard Baldwin, Director Melanie King, and Director Eric Lockett

Also Present: General Manager, Walters Miranda and  
Hawaiiana Management Executive, Ed Au

Owner's Present: Unit 1001, James & Kimura Tibbs; Unit 1101, Ian & Isuzu Wilkinson, and  
Unit 3608, Brandon & Jordan Cruz

**OWNER'S FORUM:** Unit 1001 discussed with the BOD, the four water leaks that affected their unit. BOD and GM Miranda explained what had occurred and repairs that were done.

**APPROVAL OF MINUTES**

1. Unanimous consent to approve the meeting minutes of the regular board meeting held on October 16, 2024.
2. Executive Session minutes held on October 16, 2024, deferred.

**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: Financial statements for August and September 2024 were presented and filed, subject to audit.

**BOARD OF GOVERNORS**

No Report

### **UNFINISHED BUSINESS**

1. Hawaii Energy Systems Sub Metering Project: President Padlock informed the Board that there were no updates at this time.
2. High Risk Component Committee: It was moved (Padlock) and seconded by (Rahn) to mail the cover letter dated November 6, 2024, to all owners along with unit inspection report results. The motion passed with unanimous consent.
3. Front Entry Project: Director Brehm informed the Board that proposal documents were provided to vendors.
4. Tennis Court Lights: It was moved (Padlock) and seconded (Williams) to approve Hawaiian Isle Electric's proposal to replace tennis court lights for \$119,500.00. The motion passed with unanimous consent. The new budget amount of \$125,000.00 for tennis court light project was decided.
5. Christmas Party: Christmas Party to be held on December 10, 2024, with a buffet, entertainment, and Santa Claus.

### **NEW BUSINESS**

1. CD Investments: It was moved (Rahn) and seconded (Russell) to change the maximum investment timeframe for CDs from 2 years to 5 years. The motion passed with unanimous consent.
2. 3 Year CD: It was moved (Rahn) and seconded (Williams) to ratify the Board's decision to invest in a 3-year CD with Morgan Stanley. The motion passed with unanimous consent.

### **EXECUTIVE SESSION**

By unanimous consent of all Directors present, President Padlock announced temporarily adjournment of the regular session to convene in executive session at 7:29 pm to discuss and vote upon matters concerning personnel, litigation in which the association is or may become involved, as necessary to protect the attorney-client privilege of the Association and/or to protect the interests of the association while negotiating contracts, leases, and other commercial transactions. There being no further business and hearing no objection, President Padlock adjourned the executive session at 7:46 pm to reconvene the regular session.

### **NEXT MEETING:**

The next meeting is December 17, 2024, at 6:00 pm.

### **ADJOURNMENT:**

There being no further business and hearing no objections, President Padlock adjourned the meeting at 8:01 pm.

Ed Au  
Recording Secretary