

**MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
December 17, 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; Hawaiiana Management Executive, Ed Au; Morgan Stanley, Miki Ohashi; Presion Services Corporation, Ken Kiwada and Julie Kiwada

Owner's Present: Unit 3507, Alan Kuang-Chih Chang; Unit 2809, Ray Gomez; Unit 2703, Lezlie Ito; Unit 3512, Colin Kau

**OWNER'S FORUM:** None.

**APPROVAL OF MINUTES**

1. Unanimous consent to approve the executive session meeting minutes held on October 16, 2024.
2. Unanimous consent to approve the regular board meeting minutes held on November 6, 2024.
3. Unanimous consent to approve the executive session meeting minutes held on November 6, 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:** Financial statements for October and November 2024 were presented and filed, subject to audit.

**BOARD OF GOVERNORS**

President Padlock informed the Board that the Café opening is progressing. The owner is currently awaiting a permit from the Department of Health to proceed with the official opening.

**UNFINISHED BUSINESS**

1. Hawaii Energy Systems Sub Metering Project: President Padlock informed the Board that project is done, and owners are being billed correctly.
2. High Risk Component Committee: No updates at this time.
3. 401K: It was moved (Padlock) and seconded (Williams) to approve Pension Service Corporation and Morgan Stanley's 401K plan for Honolulu Park Place staff. Majority in favor. Treasurer Rahn abstained.
4. Front Entry Project: It was moved (Brehm) and seconded (Russell) to approve Bora Inc.'s proposal to renovate the front entry for \$336,000.00, subject to Attorney Goodwin's review of Bora Inc.'s proposal. The motion passed with unanimous consent.

**NEW BUSINESS**

1. Elevator: GM Miranda is obtaining a proposal from Otis Elevator for servicing Honolulu Park Place's elevators.
2. Fitness Center: GM Miranda is obtaining proposals to replace a/c unit.
3. Plumbing Service Contract: President Padlock and GM Miranda requesting a service contract from A-1 Budget for Honolulu Park Place.
4. Insurance: President Padlock informed the Board that the AOA Directors and Officers (D&O) insurance may not cover decisions related to Board insurance. This topic will be further discussed.
5. Unit 3507: The owner of Unit 3507 discussed the needed repairs to his unit, based on Paradise Home Inspection's report. The Board and GM Miranda provided clarification on the needed repairs.
6. Fan Coil Refurbishment: Committee to consist of President Padlock, Secretary Williams, Treasurer Rahn, General Manager Miranda, and Operations Manager Lee.

**EXECUTIVE SESSION**

By unanimous consent of all Directors present, President Padlock announced temporarily adjournment of the regular session to convene into executive session at 7:46 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 8:33 pm to reconvene the regular session.

**NEXT MEETING:**

The next meeting is January 29, 2025 at 6:00 pm.

**ADJOURNMENT:**

There being no further business and hearing no objections, President Padlock adjourned the meeting at 8:33 pm.

Ed Au  
Recording Secretary