

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
May 8, 2024
Honolulu Park Place-Long House

CALL TO ORDER:

President Padlock called the regular Board of Directors meeting of the Honolulu Park Place to order at 6:00 P.M. Management Executive Au was recording secretary.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Dennis Padlock, Treasurer Trappeur Rahn, Directors Kelly Brehm, Eric Lockett, Katherine Crosier, and Mark Russell

Member Excused: Vice-President Richard Baldwin, Secretary Craig Williams, and Director Melanie King

Present by Invitation: Walters Miranda, General Manager, Ed Au, Management Executive, Hawaiiiana Management Company; Miki Ohashi, Morgan Stanley

OWNERS PRESENT: Unit 1211, Kika Bukoski.

MEETING MINUTES

- A. Unanimous motion to accept the April 10, 2024 Regular and Executive Session Meeting Minutes.

MORGAN STANLEY

Miki Ohashi discussed with Board: Morgan Stanley organization, Association funds held, Morgan Stanley's philosophy, and financial outlook of the market.

GENERAL MANAGER'S REPORT

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

TREASURERS REPORT

- A. The financial report for March 2024, was accepted subject to audit.
- B. ME Au informed Board that two owner's were sent to Attorney for their delinquent account.

BOARD OF GOVERNORS:

Prime Roast LLC submitted a letter to vacate the Café by July 1, 2024.

UNFINISHED BUSINESS:

- A. Front Entry Project: Director Brehm informed Board that the permit is still being processed.
- B. Hawaii Energy Systems Sub Metering Project (Update). Motion made by President Padlock to accept Hawaii Energy Systems' proposal to install electrical submeter to meter chiller plant electricity consumption for \$6,685.00. Seconded by Director Russell. Motion carried unanimously.
- C. High Risk Component Committee: Motion made by President Padlock to accept Paradise Inspection proposal for inspection of all units for \$96,094.20. Seconded by Director Crosier. Motion carried unanimously.

- D. Reserve Study: Motion made by President Padlock to accept Vertical Hawaii's proposal for Three Year Agreement Option for 2025 \$10,050.00 plus tax; without site visit for 2026 and 2027 for \$750.00 plus tax per year. Seconded by Director Russell. Motion carried unanimously.

NEW BUSINESS:

- A. None.

EXECUTIVE SESSION:

At **6:59 P.M.** President Padlock called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts and legal issues.

At **7:41 P.M.**, President Padlock announced the meeting back in regular session.

DATE AND TIME OF NEXT BOARD MEETING:

The next Regular Board of Directors meeting is June 12, 2024, 6:00 PM at Honolulu Park Place-Long House

ADJOURNMENT:

There being no further business and no objections, the Board unanimously voted to adjourn the meeting. The meeting was adjourned at 7:43 PM.

Respectfully submitted,

Approved

Ed Au
Recording Secretary

Craig Williams
Secretary