

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE
June 12, 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, Secretary Craig Williams, Directors Kelly Brehm, Eric Lockett, Director Katherine Crosier, and Director Mark Russell

Member Excused: Vice-President Richard Baldwin, Treasurer Trappeur Rahn, and Director Melanie King

Present by Invitation: Walters Miranda, General Manager, Ed Au, Management Executive, Hawaiiana Management Company; Stratton Wright, Paradise Inspections

OWNERS PRESENT: Unit 809, Richard Bailey; Unit 3609, William Wang.

OWNER'S FORUM

- A. Unit 809 discussed High Risk Component inspection with BOD. President Padlock and Mr. Wright reviewed project with him.
- B. Unit 3609 requested to know why the loading dock is locked at 10:00 pm. Resident Manager Miranda informed owner that he could use intercom to contact security to be let into building by loading dock.

MEETING MINUTES

- A. Unanimous motion to accept the May 8, 2024 Regular and Executive Session Meeting Minutes.

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 April 2024, was tabled.
- B. ME Au informed Board that are currently four owner's with the Attorney.

BOARD OF GOVERNORS:

- A. New Café Lease: Motion made by President Padlock to approve new café lease with HI Sky International LLC. Seconded by Director Russell. Motion carried unanimously.
- B. Summer Social: Motion made by Director Russell to approve a \$8,000.00 limit for food and alcohol from the Café for the summer social. Seconded by Director Lockett. Motion carried unanimously.
- C. Coffee Cart: Motion made by Director Lockett to approve HI Sky International LLC to purchase a coffee cart that will be placed in the lobby. Seconded by Secretary Williams. Motion carried unanimously.
- D. Food Cart Truck: HI Sky International LLC request to place food cart truck on Association property was tabled.

UNFINISHED BUSINESS:

- A. Front Entry Project: No update at this time.
- B. Hawaii Energy Systems Sub Metering Project (Update). President Padlock informed Board that a current transformer will be installed on June 24, 2024 or June 28, 2024.
- C. High Risk Component Committee: Mr. Wright, Paradise Inspections discussed unit inspections, what will be inspected, scheduled for August to October, and needed space to view areas.

NEW BUSINESS:

- A. Unit Doors: Motion made by President Padlock to accept Doubt It Painting to paint unit doors and trash room doors for \$27,085.33. Seconded by Director Brehm. Motion carried unanimously.
- B. Music Night: BOD approved owners having a music/open mic night.

EXECUTIVE SESSION:

At **7:19 P.M.** President Padlock called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts and legal issues.

At **7:29 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 July 10, 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 7:30 PM.

Respectfully submitted,

Approved

Ed Au
Recording Secretary

Craig Williams
Secretary