

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
September 4, 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, Treasurer Trappeur Rahn, Director Kelly Brehm, Director Eric Lockett, Director Katherine Crosier, and Director Mark Russell

Member Excused: Vice-President Richard Baldwin and Director Melanie King

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

OWNERS PRESENT: Unit 3512, Colin Kau

OWNER'S FORUM

A. None.

MEETING MINUTES

- A. Unanimous motion to accept the August 7, 2024, Regular Meeting Minutes as corrected.
- B. Unanimous motion to accept the August 7, 2024, Executive Session 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. Unanimous motion to accept the July financial statements subject to audit.

BOARD OF GOVERNORS:

- A. HI Sky International-Café: Director Lockett informed the Board that the café is still being renovated, sink and coffee maker received, and grill being shipped.

UNFINISHED BUSINESS:

- A. Hawaii Energy Systems Sub Metering Project (Update): President Padlock informed the Board that the line has been installed, meter is working and collecting data. Engineer will collect data and then adjust multiplier for rate charge per unit.
- B. High Risk Component Committee: Board informed that some owners missed their inspection and will need to pay for their own inspection, since all make up dates are taken. Additionally, some owners previously rescheduled their appointments.
- C. 2025 Budget and Reserves: Motion made by President Padlock to accept the 2025 budget and reserves. Seconded by Director Lockett. Majority in favor. Treasurer Rahn (voted) No.
- D. Tennis Court Lights: Unanimous motion to budget \$200,000.00 for tennis court lights.

- E. Hurricane Insurance: Majority in favor for Hurricane Sublimit (per loss event) to remain at \$10,000,000.00 limit. Treasurer Rahn (voted) No.

NEW BUSINESS:

- A. High Risk Component-Email Link for Owner's Report: Motion made by President Padlock to provide an email link for owners to access their inspection report. Seconded by Treasurer Rahn. Motion carried unanimously.
- B. High Risk Component-\$50.00 Water Shut Off Fee: Motion made by President Padlock to waive the \$50.00 water shutoff fee for six months starting from August 12, 2024, for owners to conduct repairs related to high-risk component inspection. Seconded by Treasurer Rahn. Motion carried unanimously.
- C. High Risk Component-Missed Inspection: President Padlock motioned that if owners missed their appointments and are unavailable to reschedule appointments by the end of the contracted inspection period of October 7, 2024, that they will be responsible to pay for their own inspection by an approved Inspection company. Seconded by Treasurer Rahn. Motion carried unanimously.
- D. Tennis Court Lighting-Additional Services: Motion made by President Padlock to accept Notkin Hawaii Inc.'s proposal for engineering services to obtain competitive bids for tennis court lighting project with a \$5,000.00 limit. Seconded by Director Williams. Motion carried unanimously.

EXECUTIVE SESSION:

At **7:31 P.M.** President Padlock called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts and legal issues.

At **7:32 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 October 16, 2024, at 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 7:34 PM.

Respectfully submitted,

Approved

Ed Au  
Recording Secretary

Craig Williams  
Secretary