

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF HONOLULU PARK PLACE

Tuesday January 10, 2023

CALL TO ORDER:

President Baldwin called the regular Board of Directors meeting of the Honolulu Park Place to order at 6:07 P.M. at Honolulu Park Place Long House. Management Executive Richter was recording secretary.

ESTABLISH A QUORUM:

A quorum was established.

Members Present: President Richard Baldwin, Vice President Dennis Padlock, Secretary Craig Williams, Treasurer Trappeur Rahn, Director (s) Kelly Brehm, Katherine Crosier, Eric Lockett and Mark Russell

Member Excused: Director Melanie King

Present by Invitation: General Manager Miranda and Management Executive Richter and Management Executive Derek Rothschild Hawaiiana Management Company. Huy Nguyen, Hawaii Energy (Zoom)

APPROVAL OF MINUTES

The Board, by general consensus, approved the minutes of Thursday December 22, 2022 regular Board of Director Meeting.

The Board, by general consensus, approved the minutes of Thursday December 22, 2022 Executive Session Meeting.

GENERAL MANAGER'S REPORT:

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

TREASURERS REPORT:

None

BOARD OF GOVERNERS:

The Board of Governors made an oral presentation. Topics discussed were:

- (1) No Report

UNFINISHED BUSINESS:

- A. Front Entry Project: This item deferred until the next Board of Director meeting.
- B. Eighth (8) Floor Water Proofing Project Update: This item deferred until the next Board of Director meeting.
- C. Written Consents to Sell & Purchase General Manager Unit: As of January 10, 2023 45.38941% are in favor and 17.98588% are against the Bylaw amendment to authorize the Board of Directors to purchase a unit for the Resident Manager use without the consent of the owners.

- D. Honolulu Park Place Owned Unit (Update): The signed proposal was sent to Torkildson Katz with a \$1,500 deposit.
- E. Hawaii Energy Systems Proposal: On motion of President Baldwin with a second by Director Brehm, the Board unanimously approved the proposal from Hawaii Energy Systems to provide chilled water sub metering and smart thermostats for no more than \$600,000 minus a rebate of \$162,600.

NEW BUSINESS:

- A. None

EXECUTIVE SESSION:

At **6:25 P.M.**, President Baldwin called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts.

At **7:32 P.M.**, President Baldwin announced the meeting back in regular session.

DATE AND TIME OF NEXT BOARD MEETING:

The next Regular Board of Directors Meeting TBA.

ADJOURNMENT:

There being no further business and no objections the Board unanimously voted to adjourn the meeting. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Craig Richter
Recording Secretary

Approved

Craig Williams
Secretary